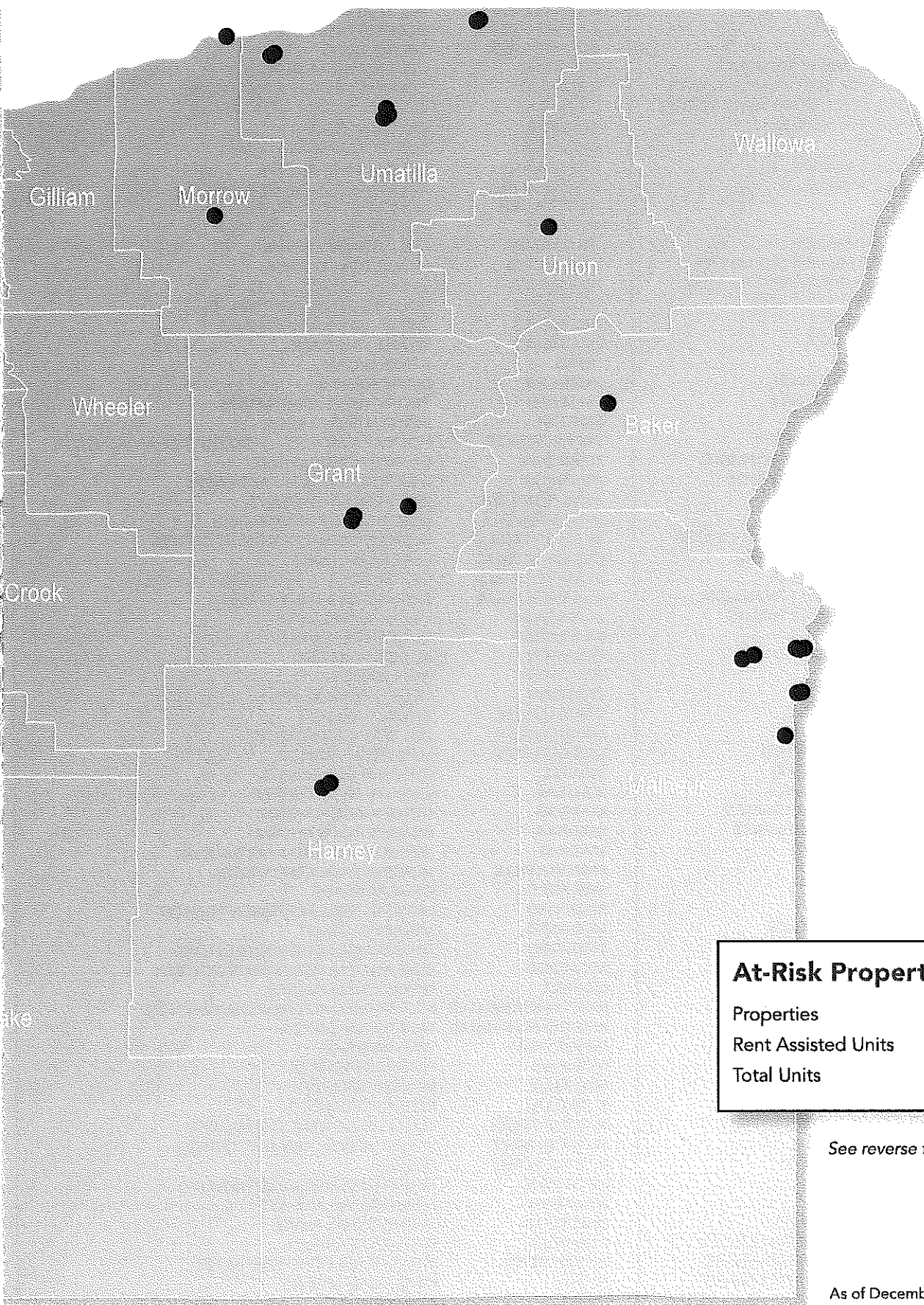


# At-Risk Properties in Oregon

CITY	PROPERTY NAME
ALBANY	HILLHOUSE
ALBANY	MILLWOOD MANOR
ALBANY	SANTIAM TERRACE
ALOHA	ALOHA PROJECT
ASHLAND	ASHLEY GARDENS APARTMENTS
ASHLAND	ASHLEY SENIOR CENTER APARTMENTS
ASHLAND	DONALD E. LEWIS RETIREMENT CENTER
ASHLAND	STAR THISTLE APARTMENTS
ASHLAND	SUN VILLAGE
ASTORIA	MERIWETHER VILLAGE
BAKER CITY	BROOKSIDE MANOR
BEAVERTON	THE BRIDGE
BEAVERTON	SPRUCE PLACE
BEND	GREENWOOD MANOR
BEND	PILOT BUTTE I RETIREMENT CENTER
BEND	PILOT BUTTE II RETIREMENT CENTER
BEND	PILOT BUTTE TOWNHOUSES
BEND	ST. JAMES SQUARE I
BEND	ST. JAMES SQUARE II
BROOKINGS	JERSTAD MANOR
BROOKINGS	PACIFIC VIEW GARDENS I
BROOKINGS	PACIFIC VIEW GARDENS II
BURNS	MARYLHURST
CANBY	CANBY WEST APARTMENTS
CANYONVILLE	HOLIDAY GARDENS CANYONVILLE
CASCADE LOCKS	COLUMBIA VIEW APARTMENTS
CASCADE LOCKS	RIVERVIEW TERRACE
CAVE JUNCTION	SISKIYOU VILLAGE
CENTRAL POINT	CENTRAL POINT RETIREMENT CENTER
CENTRAL POINT	EIGHTH STREET APARTMENTS
COOS BAY	BAYBRIDGE APARTMENTS
COOS BAY	COOS CURRY TRANSITION HOUSE I
CORNELIUS	CORNELIUS PARK APARTMENTS
CORNELIUS	TWIGG FARM
CORVALLIS	GLENWOOD MANOR
CORVALLIS	MUMFORD HOUSE
CORVALLIS	WALNUT COURT
COTTAGE GROVE	COTTAGE GROVE HSG
COTTAGE GROVE	GATEWAY APARTMENTS
COTTAGE GROVE	VILLA MARIA APARTMENTS
DALLAS	COUNTRYWOOD MANOR
DAYTON	FRESA PARK APARTMENTS
EAGLE POINT	LORRAINE COURT APARTMENTS
EAGLE POINT	SHASTA SQUARE APARTMENTS
EAGLE POINT	TRIPLE J APARTMENTS
ESTACADA	300 MAIN
ESTACADA	WHISPERING PINES
EUGENE	ABBIE LANE
EUGENE	ALDER STREET RESIDENCE
EUGENE	CAPITAL MANOR
EUGENE	FIRWOOD MANOR
EUGENE	HAWTHORNE PARK
EUGENE	KINGSLEY COURT
EUGENE	LAUREL COURT APARTMENTS
EUGENE	LAUREL GROVE APARTMENTS
EUGENE	OLIVE PLAZA
EUGENE	RIVER KOURT APARTMENTS
EUGENE	SHEPARD APARTMENTS
EUGENE	SORGENFRI
EUGENE	YA PO AH
FOREST GROVE	ELM PARK APARTMENTS
FOREST GROVE	ELM PARK PHASE II
GLENDALE	HILLSIDE VILLAGE
GLENDALE	MILL CREEK APARTMENTS
GOLD BEACH	COOS CURRY TRANSITION HOUSE II
GOLD BEACH	GOLD BEACH APARTMENTS PHASE I
GOLD BEACH	GOLD BEACH APARTMENTS PHASE II
GOLD BEACH	SHOREVIEW GARDENS
GRANTS PASS	APPLE ROGUE APARTMENTS
GRANTS PASS	BLACKBERRY KNOLL APARTMENTS
GRANTS PASS	CENTENNIAL WEST APARTMENTS
GRANTS PASS	FOOTHILLS I RETIREMENT CENTER
GRANTS PASS	FOOTHILLS II RETIREMENT CENTER
GRANTS PASS	GOLDEN RAIN APARTMENTS
GRANTS PASS	THE WILLOWS
GRESHAM	ALDERCREST APARTMENTS
GRESHAM	CENTRAL STATION APARTMENTS
GRESHAM	COBURN WOODS APARTMENTS
GRESHAM	EAST FAIR TERRACE
GRESHAM	MATTIE YOUNKIN MANOR
GRESHAM	POWELL VISTA MANOR
HARRISBURG	FOUNTAIN COURT APARTMENTS
HARRISBURG	LASALLE COURT APARTMENTS
HEPPNER	MOUNTAIN GLEN APARTMENTS
HERMISTON	DESERT SAGE MANOR
HERMISTON	HERMISTON PROJECT
HILLSBORO	LACELEAF APARTMENTS
HILLSBORO	ROLLING GREEN APARTMENTS
HILLSBORO	THE WILLOWS APARTMENTS
HILLSBORO	WOODLAND PARK
HINES	ASPEN GROVE
HUBBARD	MARIE MANOR
HUBBARD	PACIFIC ARMS APARTMENTS
IRRIGON	IRRIGON FARM LABOR
JACKSONVILLE	HOLIDAY GARDENS - JACKSONVILLE APARTMENTS
JOHN DAY	CANYON CREEK COURT
JOHN DAY	MEADOWBROOK I APARTMENTS
JUNCTION CITY	ERIC PARK APARTMENTS
JUNCTION CITY	NORTHTOWNE APARTMENTS
KLAMATH FALLS	KLAMATH VIEW RETIREMENT CENTER
KLAMATH FALLS	LAKE PARK TOWERS
KLAMATH FALLS	LUTHER SQUARE RETIREMENT VILLAGE
KLAMATH FALLS	SHANGRI LA APARTMENTS
LA GRANDE	LA GRANDE PLAZA I
LA GRANDE	LA GRANDE PLAZA II
LEBANON	ANDERLIK MANOR
LEBANON	PARK MANOR
LEBANON	VILLAGE MANOR APT
LINCOLN CITY	LINCOLN VILLAGE
LINCOLN CITY	SEA HAVEN APARTMENT
LINCOLN CITY	SURFWOOD MANOR
LOWELL	COVERED BRIDGE ESTS
MADRAS	CANYON VILLA ESTATES
MADRAS	GOLDEN AGE MANOR I
MADRAS	GOLDEN AGE MANOR II
MADRAS	JEFFERSON COURT APARTMENTS
MCMINNVILLE	JANDINA PARK APARTMENTS
MEDFORD	CATALPA SHADE
MEDFORD	LARSON CREEK RETIREMENT CENTER
MEDFORD	MULBERRY COURT
MEDFORD	QUAIL RIDGE RETIREMENT CENTER
MEDFORD	ROSS KNOTTS RETIREMENT CENTER
MERRILL	MERRILL APARTMENTS
MILTON-FREEWATER	MILTON FREEWATER ORCHARD HOMES
MILTON-FREEWATER	MONTCLAIR MANOR
MILWAUKIE	WILLAMALANE
MOLALLA	PLAZA LOS ROBLES
MOLALLA	RIDINGS TERRACE I
MOLALLA	RIDINGS TERRACE II
MYRTLE CREEK	PLAZA RETIREMENT COMMUNITY
MYRTLE CREEK	VALLEY VIEW RETIREMENT CENTER
MYRTLE POINT	FIRCREST
NEWBERG	DEBORAH COURT APARTMENTS
NEWBERG	NEWBERG VILLAGE APT
NEWBERG	SPRINGBROOK PLACE
NEWPORT	PINEWOOD MANOR
NORTH BEND	MONROE STREET GROUP HOME
NYSSA	KINGSTONE SQUARE
NYSSA	NYSSA COURT

# Housing At-Risk in Oregon



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

See reverse for property list.

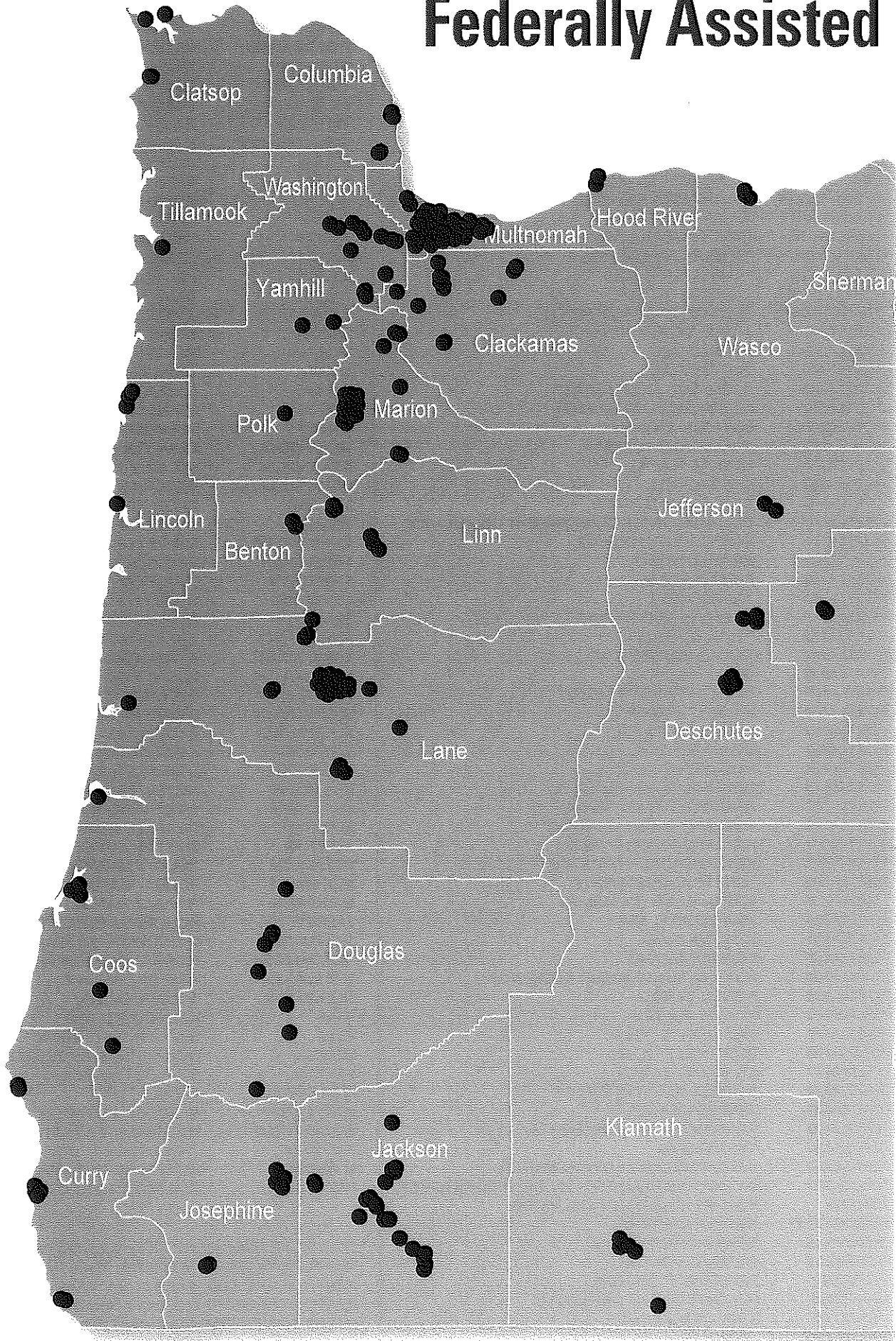
As of December 2012.

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

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

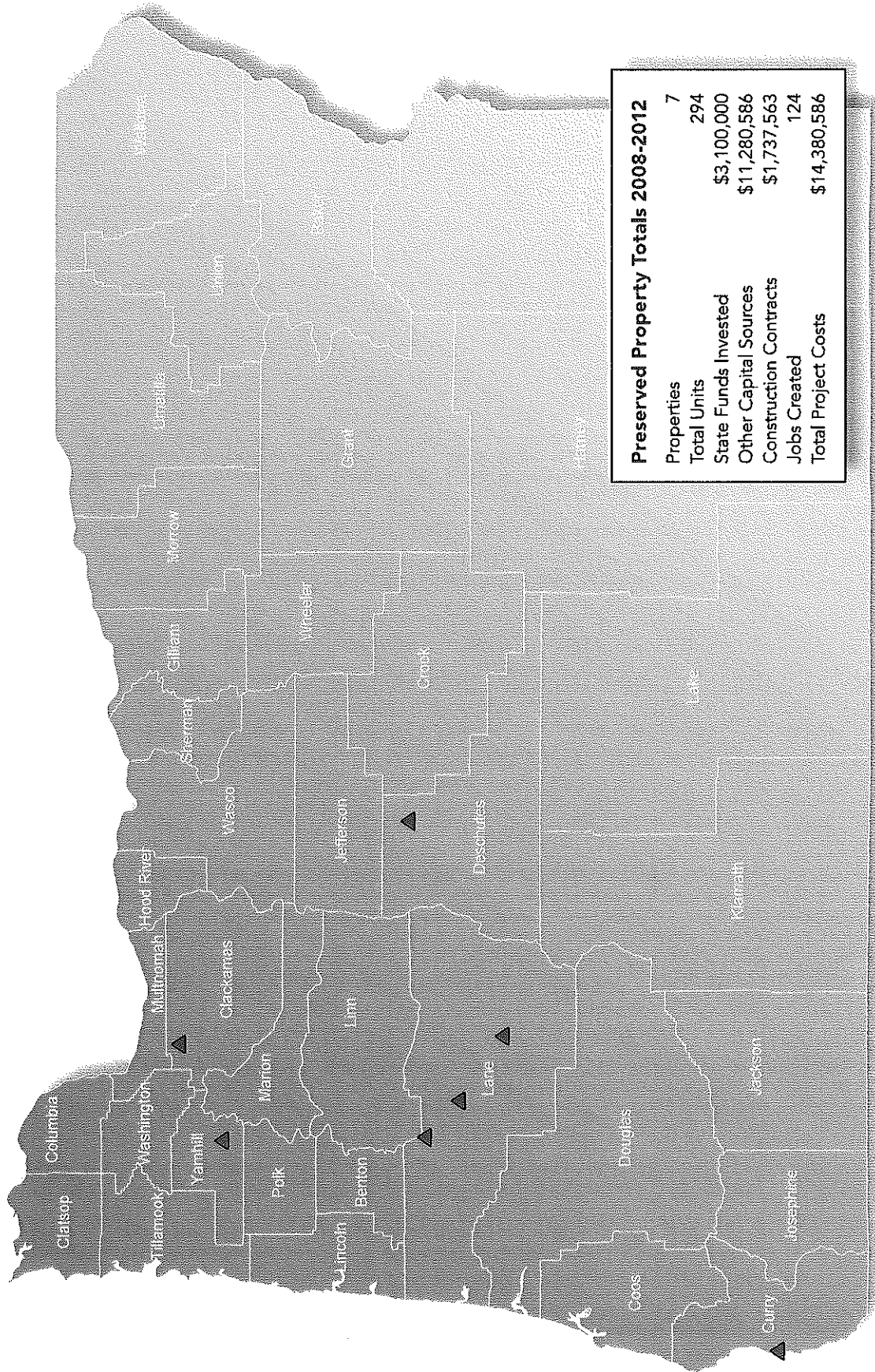
*"At-risk" properties listed, to varying degrees, have the potential to lose their affordability restrictions and/or federal project-based rental assistance. This includes some properties currently owned or controlled by non-profit entities and public housing agencies. Most of the at-risk properties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

# Federally Assisted





# Preserved Manufactured Home Parks in Oregon, 2006-2012



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

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

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

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

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

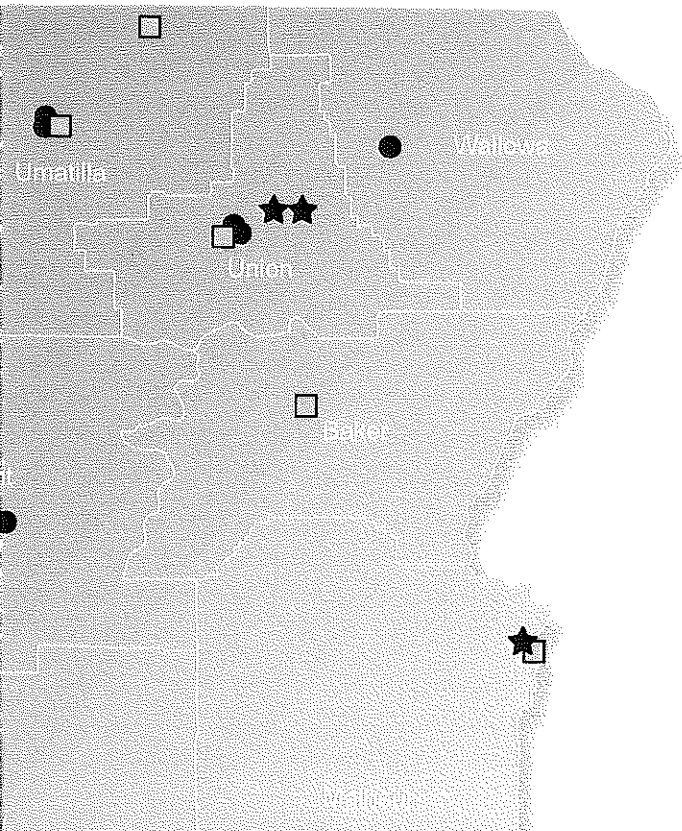
**Oakridge** – Hillcrest Mobile Home Park  
 Purchased by St Vincent DePaul, 2011

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

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



# 2006-2012



Properties	138
Rent Assisted Units	4,701
Total Units	5,503
State Funds Invested	\$64,113,988
Other Capital Sources	\$467,011,708
Construction Contracts	\$164,300,044
Jobs Created	4,568
Total Project Costs	\$531,125,696
Federal Subsidy Retained	\$556,973,269
Average Resident Household Income	\$10,197

*Totals include estimates for projects not yet closed*

aton Square Apartments I  
 aton Square Apartments II  
 Building  
 al Apartments  
 er Court  
 ton Apartments  
 ower  
 chnitzer Tower  
 n Apartments  
 r House  
 n Tower  
 t Park  
 rry Village  
 Hills Manor  
 way Village  
 de Manor Apartments I  
 de Manor Apartments II  
 Terrace

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

## ▲ Manufactured Home Parks Preserved With New OHCS Funding

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

## ■ Rural Development Assisted Housing Preserved With New OHCS Funding

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

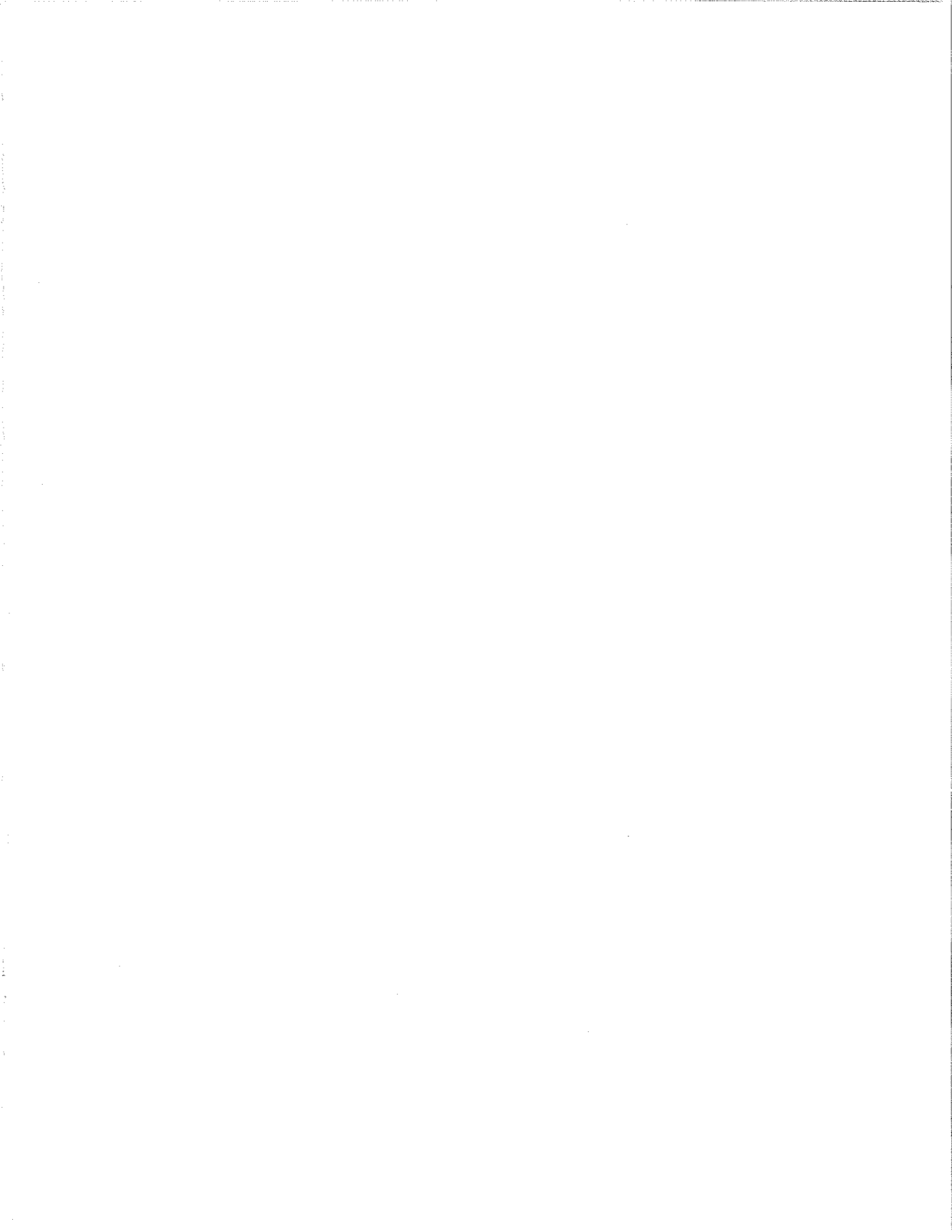
\*RD subsidized properties with HUD project-based rental assistance

## ★ HUD Assisted Housing Preserved Without New OHCS Funding

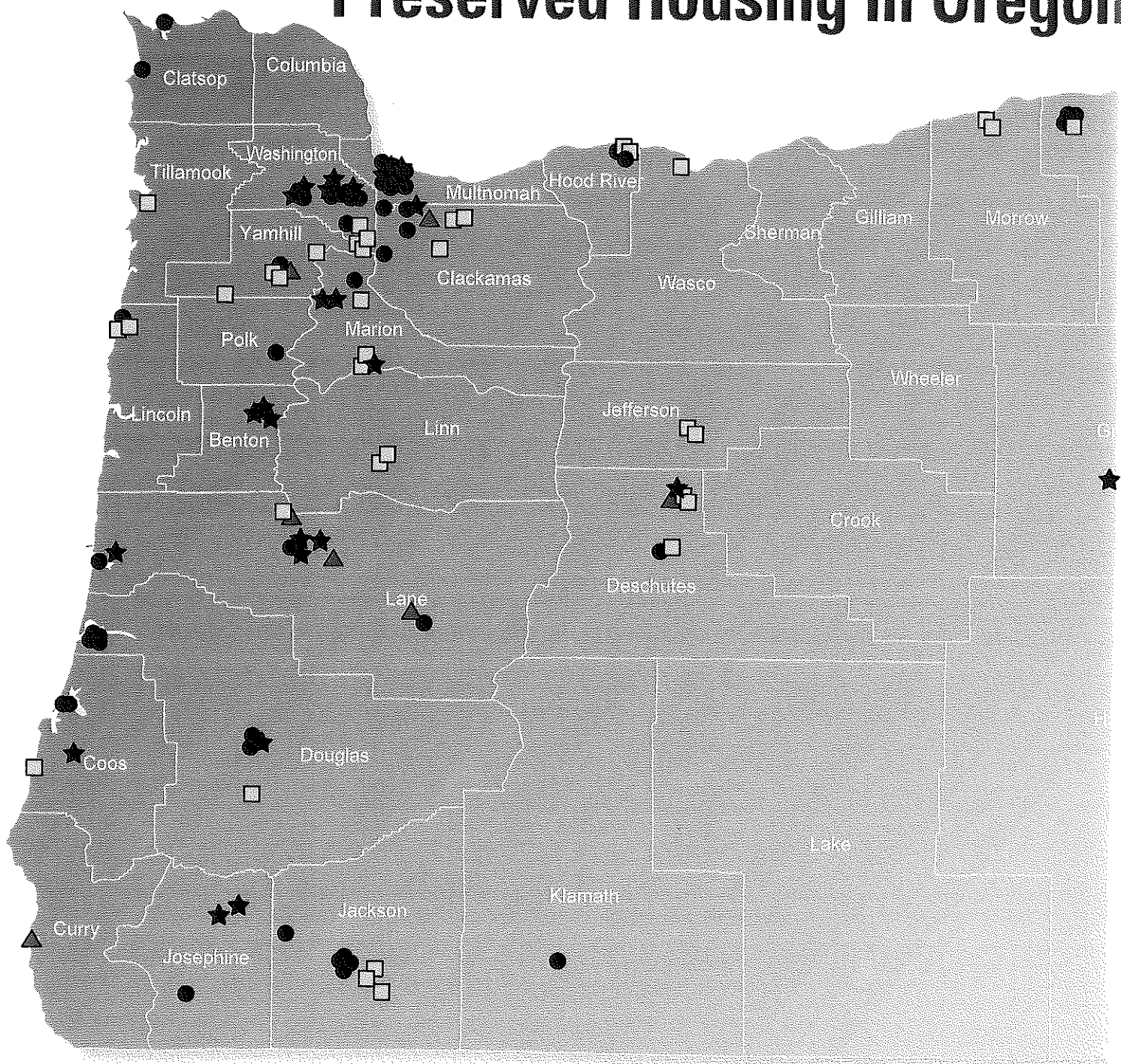
<b>Beaverton</b>	Holly Tree Village
<b>Coquille</b>	Hillside Terrace
<b>Corvallis</b>	Janus House
<b>Corvallis</b>	Oak Crest
<b>Corvallis</b>	Samaritan Village
<b>Eugene</b>	Uhlhorn Apartments
<b>Eugene</b>	Village Oaks
<b>Eugene</b>	Coburg Road Apts
<b>Florence</b>	Siuslaw Dunes
<b>Forest Grove</b>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

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





# Preserved Housing in Oregon



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

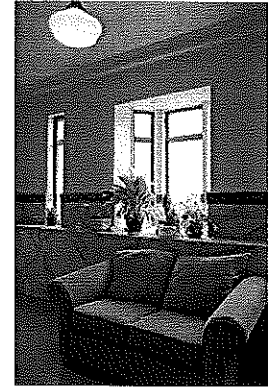
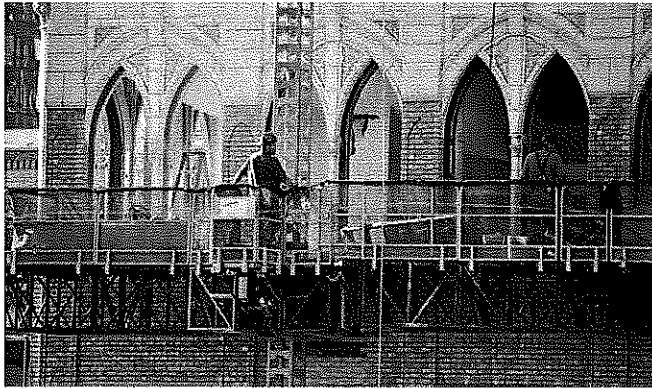
- |               |                                  |
|---------------|----------------------------------|
| Aloha         | Farmington Meadows               |
| Astoria       | Owens Adair                      |
| Beaverton     | Spencer House                    |
| Beaverton     | Crestview Court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

- Hillsboro
- Hood River
- Hood River
- Klamath Falls
- La Grande
- La Grande
- Lake Oswego
- Lincoln City
- McMinnville
- Medford
- Medford
- Medford
- Medford
- Milwaukie
- Monmouth
- North Bend
- Oakridge
- Oregon City

- Maples II
- Dethman Manor
- Indian Creek Court
- High Valley Estates
- Grande Woods Apartments
- La Grande Retirement
- Hollyfield Village Apartments
- West Devils Lake Apartments
- Villa West
- Conifer Gardens
- Grand Apartments
- Rogue River Estates
- Spring Street
- Seneca Terrace
- The Village
- Cedar Grove Apartments
- Mountain View Apartments
- Rosewood Terrace

- Pendleton
- Pendleton
- Portland
- Portland
- Portland
- Portland
- Portland
- Portland
- Portland
- Portland
- Portland
- Prairie City
- Reedsport
- Reedsport
- Reedsport
- Reedsport
- Rogue River

- Pendleton
- Pendleton
- 1200th
- Admin
- Chaucer
- Lexington
- Park
- Rose
- Rosely
- Upshur
- Uptown
- Walnut
- Forest
- Ridge
- Rivers
- Rivers
- Rogue



*“It’s convenient for me. I don’t drive a car. I can go to the store. My bank is on the same street and my church is just a few blocks away.”*

*– Dolores Sheppard, resident*



Dolores Sheppard is one of Mr. Abuadas’ long-time neighbors. Last year, when the renovations began at Chaucer Court, Ms. Sheppard was undergoing chemotherapy. The construction and temporary relocation required she move twice during a six-month period, an extremely stressful situation for anyone, let alone someone in treatment for cancer. Ms. Sheppard says she is very grateful for the help she received from the staff packing and moving and she is quick to thank former owner Craig Rhea who personally took her to her chemotherapy appointments on several occasions. “I was pleased and so was my family,” she says. “I was very happy to come back to this apartment. It’s convenient for me. I don’t drive a car. I can go to the store. My bank is on the same street and my church is just a few blocks away.” Like Mr. Abuadas, Ms. Sheppard also appreciates the renovations, particularly the new emergency call system that provides reassurance that help is close by if it’s needed.

With the renovations now completed and a long-term HUD contract in place, Chaucer Court will provide safe, stable and affordable homes to seniors and people with disabilities for many years to come.

**P**reserving properties like Chaucer Court is the primary focus of the Oregon Housing Preservation Project (OHPP). As Oregonians with the lowest incomes continue to have trouble finding a safe, decent, and affordable place to call home, properties with project-based rent assistance contracts provide an invaluable, irreplaceable resource. In many communities around the state, these properties may represent

the only safe, stable home for a senior living on a fixed income or a family struggling with unemployment. Federal project-based rent assistance also helps fuel the local economy, providing the property a steady stream of income that can attract private capital and investment.

In 2007, a partnership of state and local stakeholders, both public and private, established the OHPP in

response to an impending wave of long-term federal project-based rent assistance contracts that would soon reach their expiration dates. Without contract renewals, that assistance is lost forever. OHPP works to provide outreach, technical expertise, and short- and long-term financing to preservation-minded buyers and owners of at-risk properties, with an ultimate goal of preserving 6,000 homes across Oregon.

Affordable  
Homes for  
Oregon  
Communities

**Preserve Oregon Housing**

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

**Oregon Housing Preservation Project Partners:**  
Oregon Housing and Community Services • City of Portland  
Network for Oregon Affordable Housing

**Support generously provided by:**  
Meyer Memorial Trust • John D. and Catherine T. MacArthur  
Foundation • Collins Foundation • Oregon Community Foundation

# Chaucer Court

## Portland

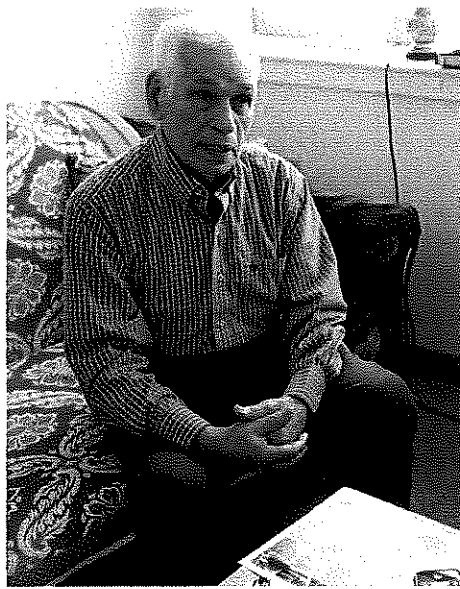
Chaucer Court is home to a tight-knit community of seniors and people with disabilities. These residents' modest homes were recently protected for the foreseeable future when the property's new owner signed a long-term agreement with the US Department of Housing and Urban Development (HUD). That agreement allows the owners to continue to provide homes to tenants at very affordable rents – just 30% of their incomes under HUD's project-based Section 8 program.

For several years now the City of Portland and State of Oregon have made preserving critical properties with federal rental assistance contracts one of their highest priorities. Funding provided by the city and state helped ensure Chaucer Court would be preserved by attracting more than \$11 million in private capital needed to acquire and renovate the property. But the property's preservation was far from guaranteed.

An iconic 1924 building located in downtown Portland, Chaucer Court began life as the Odd Fellows Lodge. Since converting to 84 apartments in 1980, Chaucer has provided affordable homes for seniors and people with disabilities with low incomes who want to live downtown and be able to walk to the grocery store, the library, a doctor's office, and public transportation. When the rental assistance neared its expiration, Chaucer Court's central location made it a likely candidate to

convert to condominiums, a boutique hotel, or luxury apartments, like the Roosevelt Hotel (located one block to the east) did a number of years ago.

One in four current residents have called Chaucer Court home for over twenty years. Many more have lived in the building for more than ten years. That's because Chaucer Court provides a safe, centrally located home for seniors like Hamid Abuadas, who came to the United States in 1991 from Lebanon. Mr. Abuadas and his family came to settle in Portland to begin a new life after fleeing



***"I feel better living here.  
I like being downtown.  
I can get around easily."***

*– Hamid Abuadas, resident*

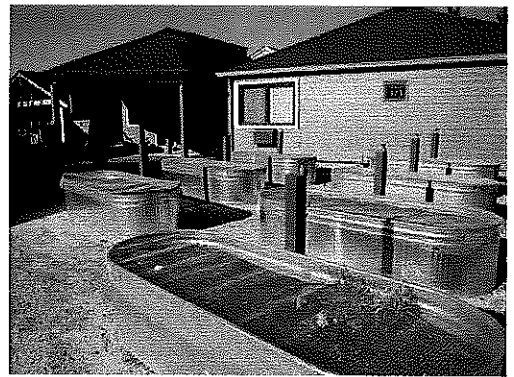


*Chaucer Court began life as the Odd Fellows Lodge. Since converting to 84 apartments in 1980, Chaucer has provided affordable homes for seniors with low incomes.*

the war-torn Middle East. "We were Palestinian refugees living in Lebanon," he says. "Life was dangerous. Our homes were destroyed." Mr. Abuadas worked at the nearby Safeway store for 12 years and when it came time to retire he needed an affordable place to call home. Now Mr. Abuadas lives at Chaucer Court, where he can walk to the grocery store or ride transit to visit his son and daughter who live in the metro area. "I feel better living here," he says. "I like being downtown. I can get around easily." After being relocated for nearly six months during construction, Mr. Abuadas was very happy to return to his newly renovated apartment.

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*“I’m afraid I would live in a tent again if I couldn’t live here.” – Monetta Williamson, resident*



community their home. Nearby to the property are the Monmouth city library, a post office, and a full service grocery store. Residents rely on one another and public transportation to get to the store, attend doctors’ appointments, and run errands. With very few options in Monmouth for seniors on fixed incomes, residents were

thrilled when Northwest Real Estate Capital Corporation partnered with Guardian Management to purchase and renovate the property and renewed the contract with HUD to maintain the affordable rents. The renovation not only made the buildings more energy efficient, it also added a community garden and a community room. In the units, new safety features include grab bars and roll-in showers for seniors with limited mobility.

Debra Rodriguez, a long-time Monmouth resident, is the community manager at The Village. She also loves the improvements and is happy to see the residents settled into their new homes. Before the purchase and renovation, she says many of the residents worried about having to

move from their homes and feared they would lose the help with rents. She often reassured them that if the owner did decide to sell there was someone standing by to purchase the property who intended to keep it affordable. And that’s just what happened.

Now, Ms. Rodriguez jokes, one of her biggest problems is how to accommodate 22 residents with only 12 garden beds – now a hot commodity. At first the residents were skeptical but now everyone wants one after seeing how well they work.

With the renovations now completed and a long-term HUD contract in place, The Village will provide safe, stable and affordable homes (and fresh vegetables) to seniors in Monmouth for many years to come.

**P**reserving properties like The Village Apartments is the primary focus of the Oregon Housing Preservation Project (OHPP). As Oregonians with the lowest incomes continue to have trouble finding a safe, decent, and affordable place to call home, properties with project-based rent assistance contracts provide an invaluable, irreplaceable resource. In many communities around the state, these properties

may represent the only safe, stable home for a senior living on a fixed income or a family struggling with unemployment. Federal project-based rent assistance also helps fuel the local economy, providing the property a steady stream of income that can attract private capital and investment.

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response to an impending wave of long-term federal project-based rent assistance contracts that would soon reach their expiration dates. Without contract renewals, that assistance is lost forever. OHPP works to provide outreach, technical expertise, and short- and long-term financing to preservation-minded buyers and owners of at-risk properties, with an ultimate goal of preserving 6,000 homes across Oregon.

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# The Village Apartments

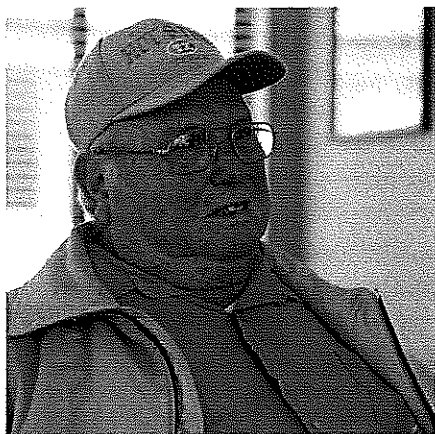
## Monmouth

The Village Apartments provides a home to 22 seniors living in a community of approximately 10,000. Last year, The Village was purchased by a developer who wanted to ensure the property would continue to be a home for seniors for years to come. It was extensively remodeled using Housing Preservation Funds provided by Oregon Housing and Community Services and the owner renewed an agreement with the US Department of Housing and Urban Development (HUD) to keep rents affordable for seniors on fixed incomes.

Tony Suarez is one of the long-time residents of The Village. He moved in five years ago, after the death of his wife of



*The Village Apartments were extensively remodeled using Housing Preservation Funds provided by Oregon Housing and Community Services.*



***“This is a beautiful place since they rebuilt it... everything was made easier for me.”***

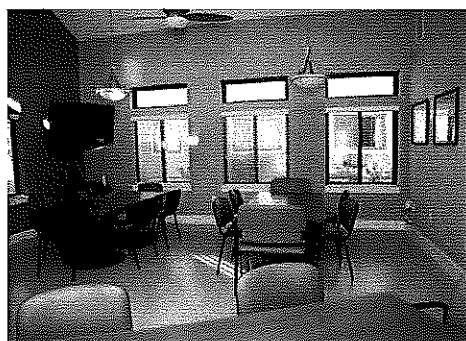
*– Tony Suarez, resident*

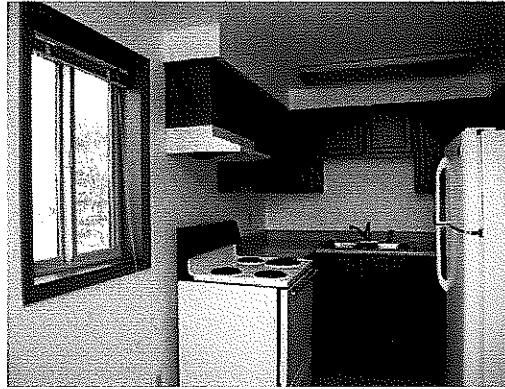
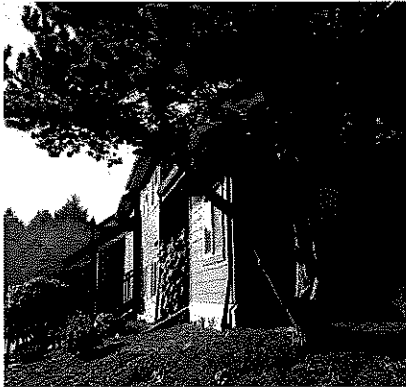
over fifty years. Mr. Suarez relies on the rent assistance, as well as the close knit community and his neighbors. He also appreciates the recent renovations, which included weatherization and energy efficiency improvements. Mr. Suarez’s apartment is far more comfortable now, and his winter electricity bills have dropped from over \$100 to less than \$70 per month – a big savings for someone living on a fixed income. Mr. Suarez says of the renovations, “This is a beautiful place since they rebuilt it... everything was made easier for me.” The renovation also added new air conditioners to keep homes comfortable on Monmouth’s hot summer days.

Mr. Suarez’s neighbor, Monetta Williamson, also appreciates the new renovations and the stable home that The Village provides. She recently celebrated her 90th birthday with friends in the brand new community room. Ms. Williamson doesn’t know how she’d survive without the help paying her rent provided by the project-based rental assistance. “I stayed in a tent for 11 months when I lived in Nebraska – things were just going wrong,” she says. “I’m afraid I would live in a tent again if I couldn’t live here.”

Ms. Williamson and Mr. Suarez are just two of The Village’s long-time residents, who proudly call this apartment

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affordable housing for the residents who call these communities home. As a result of the owners renewing an agreement with USDA and an investment by Oregon Housing and Community Services, Spyglass will continue to be an affordable home for families in Lincoln County for years to come.

Renee Wear lived at Spyglass through the not so good years. She moved in ten years ago to be near her mother. Over time, the apartment deteriorated to the point that she began to look at other options for affordable housing. The renovations came just in time. Now, she says, the wind no longer sings through the walls and she enjoys the new windows. She loves the setting, with American eagles occasionally perching in the trees nearby.

With the renovations now complete and the project-based rental assistance preserved, Renee and Grace, along with many other families, will be able to continue to count on Spyglass as a safe, stable and affordable home well into the future.

*“The wind no longer sings through the walls.”*

*– Renee Wear, resident*



**P**reserving properties like Spyglass Apartments is the primary focus of the Oregon Housing Preservation Project (OHPP). As Oregonians with the lowest incomes continue to have trouble finding a safe, decent, and affordable place to call home, properties with project-based rent assistance contracts provide an invaluable, irreplaceable resource. In many communities around the state, these properties may represent

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# Spyglass Apartments

## Lincoln City

In December 2010, Becky Foster came to Spyglass Apartments in Lincoln City as resident manager. Almost immediately, renovation began on this 40-unit complex that sits atop a hill, surrounded by small trees, and which is home to families with children.

The residents welcomed the much-needed renovations. New siding and roofs, exterior repairs, and complete interior overhauls, including bathrooms and kitchens, are now complete. An aging complex has been refreshed and given new life. And a community spirit has been nurtured by Becky's warmth and the foundation that safe, decent and affordable housing provides.

Also new to the complex at about that time were Grace Kelly and her son, Kai. They moved in just as construction began, thrilled to have a safe, affordable place to call home after being disrupted and afraid. And Spyglass is truly home.



*The Spyglass Apartments were originally built through a US Department of Agriculture (USDA) Rural Development program. The aging complex has been given new life with much-needed renovations.*

Grace exchanged keys with Carol, her next door neighbor. They have gone so far as to decorate their shared doorway with matching door mats and plants. They often join other neighbors at the new picnic table near the basketball

court, while younger kids enjoy the new playground equipment.

Kai made friends, and has frequent sleepovers. He is thriving at the nearby school, developing his talents as a budding author and thinking about attending summer school so he can skip a grade. Grace gives back to the larger community as well. She was asked by the manager of the local Department of Human Services office to facilitate a support group for women, which began in January.

Spyglass was originally built through a US Department of Agriculture (USDA) Rural Development program. This effort helped rural communities build

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***Grace and her son Kai are thrilled to have a safe, affordable place to call home and a wonderful neighbor like Carol.***





## Homes that meet the needs and budgets of residents:

- An astonishing 8 in 10 renters with extremely low incomes in Oregon now spend more than 50% of their income on housing<sup>12</sup>, making preservation of existing homes with project-based rental assistance more important than ever.
- Preserving properties with project-based rental assistance contracts allows vulnerable Oregonians to remain in their homes and keeps affordable housing resources available for the future.
- Providing vital supportive services is often more efficient at properties with federal project-based rental assistance contracts.

## Project-based contracts tie housing resources to communities:

- Project-based rental assistance contracts that expire without being renewed are lost forever.
- When project-based rental assistance contracts expire, residents must qualify to receive tenant-based vouchers as a replacement. Those residents must then search for a new home with a landlord willing to accept their voucher. Finding suitable homes can be very difficult in many neighborhoods and communities.
- When tenant-based voucher holders move to a new town, by choice or necessity, the original community loses a precious housing resource.
- Housing stability is just as important as resident choice and mobility. Both place-based and people-based housing assistance programs help maintain healthy communities, providing complementary housing options to people with different needs.



### Notes

- <sup>1</sup> Source: HUD's *Multifamily Portfolio* data sets (as of 7/30/2012) and RD's 2011 *Multi-Family Housing Annual Fair Housing Occupancy Report*.
- <sup>2</sup> Extremely low income is no more than 30% of the Area Median Income (AMI).
- <sup>3</sup> Estimate based on demographics data provided by RD and OHCS, as the Performance-Based Contract Administrator for HUD project-based rental assistance contracts in Oregon.
- <sup>4</sup> Source: National Low Income Housing Coalition's *Out of Reach 2012*.
- <sup>5</sup> Source: Bureau of Labor Statistics *2010 Consumer Expenditure Survey*.
- <sup>6</sup> Source: RD's *Multi-Family Housing Annual Fair Housing Occupancy Report* and HUD's *Picture of Subsidized Households*.
- <sup>7</sup> Based on 2010 Census data.
- <sup>8</sup> Based on per unit per year subsidy estimates from HUD and RD.
- <sup>9</sup> Based on OHCS estimate of 8.6 statewide jobs created per \$1 million of total project costs.
- <sup>10</sup> See note 7. Estimate in 2011 dollars, unadjusted for inflation.
- <sup>11</sup> Based on analysis of OHCS-funded properties from 2006 to 2012.
- <sup>12</sup> Source: National Low Income Housing Coalition's *State Housing Profile for Oregon*.

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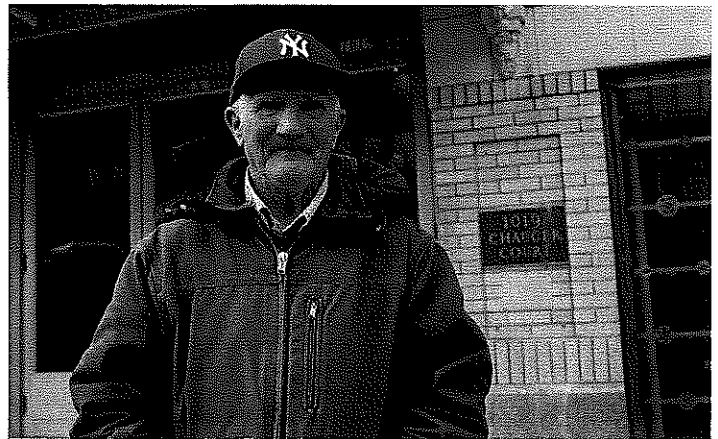
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# Housing Opportunity for Oregonians

Preservation of housing in Oregon communities has lasting benefits.

## Affordable homes for our neighbors who most need the help:

- Project-based rental assistance programs through the U.S. Department of Housing and Urban Development (HUD) and U.S. Department of Agriculture (USDA) Rural Development provide homes for more than 16,000<sup>1</sup> households with extremely low income<sup>2</sup> in Oregon – working families, seniors and people living with disabilities.
- Project-based rental assistance helps Oregonians have enough money to pay the rent and still have money left over for groceries and medicine. The average household income for residents in properties with federal project-based rent assistance is \$851 per month<sup>3</sup>, while the Fair Market Rent for the average two-bedroom home in Oregon is \$807 per month<sup>4</sup>. Without assistance, the amount left over for all other necessities after paying the two-bedroom Fair Market Rent would be only \$44 per month, or less than your typical American family spends on just fruits and vegetables<sup>5</sup>.
- Well over half of the homes supported by project-based rental assistance house residents who are elderly or have a disability<sup>6</sup>.
- Properties with federal project-based rental assistance contracts are in large and small communities located across Oregon – with more than half in towns with populations less than 25,000<sup>7</sup>.



## A good deal for Oregon and the Oregon economy:

- Project-based rental assistance contracts brought an estimated \$80 million of federal funding to Oregon communities in 2011<sup>8</sup>.
- 467 million in private capital was leveraged between 2006 and 2012 for preservation. Project-based rental assistance contracts are a powerful tool to generate investments in communities.
- 4,568 jobs were created between 2006 and 2012<sup>9</sup> as a result of the public and private capital invested in Preservation projects.

## A long-term solution:

- Project-based rental assistance contracts tied to specific homes provide long-term security to residents and are more likely to retain support from Congress than other subsidy programs.
- Renewals of existing project-based rental assistance contracts for 20 years will secure \$1.6 billion of federal funding for Oregon<sup>10</sup>.

## A cost-effective solution:

- Preserving existing housing costs an average of 60% of new construction costs<sup>11</sup>.

## An energy efficient solution:

- The greenest building is one that has already been built – renovation requires a fraction of the natural resources and energy that new construction consumes.
- Significant energy upgrades in most properties make existing buildings far more energy efficient, lowering utility costs and providing healthier homes for residents. MORE >







# Preserving existing affordable housing across Oregon

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

**Over the years, in every corner of Oregon, from Astoria to Ontario, apartments have been built as part of state and national strategies to ensure access to safe, stable, and affordable housing.** One effective strategy created partnerships between private developers and owners and the federal government. Owners built and managed multi-family properties and the federal government guaranteed that tenants would have the ability to pay their rent. Residents, all with extremely low incomes and two out of three either elderly or living with a disability, pay rent equal to thirty percent of their incomes. The federal government pays the balance of the rent to apartment owners.

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

**Since 2006, a unique effort has helped 5,503 families, seniors, and individuals with disabilities stay in their homes and in their communities. We must continue to take action to save this precious resource in our communities.**

- Homes preserved to date are located in 64 Oregon cities and towns and include 97 subsidized multi-family properties and 7 manufactured home communities.
- \$64 million of state investment has leveraged \$467 million in the form of other capital such as Low Income Housing Tax Credits, bonds, private debt and equity, and other federal or local funds.

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

***A short term acquisition fund, kick started by state investment in 2007, is part of the solution. We need Legislative action to finish the job.***

**We need additional lottery backed bonds to help preserve this critical resource.**

