



Oregon Affordable Housing Tax Credit

February 14, 2017

1. What is the public policy purpose of this credit? Is there an expected timeline for achieving this goal?

The Oregon Affordable Housing Tax Credit, or OAHTC, is designed to help Oregonians with low incomes find safe and decent housing they can afford. Since 1989, the OAHTC has helped achieve this goal by directly lowering the rents as a result of the credit. The OAHTC lowers rent as soon as the project is completed, and keeps rents lowered for tenants for twenty years, providing a long-term benefit for residents. The credit also helps preserve and facilitate the development of additional affordable homes for Oregonians.

Lower rent for tenants means that households are paying less of their income towards housing, leaving more money for basics like food, medicine, utilities, and transportation.

Today, in Oregon, one in four renters pay more than 50% of their income towards rent, leaving very little left over for basics like food, medicine, and transportation costs. The State of Oregon needs many tens of thousands of new units of affordable housing to meet the needs of our residents.

2. Who (groups of individuals, types of organizations or businesses) directly benefits from this credit? Does this credit target a specific group? If so, is it effectively reaching this group?

By statute, the OAHTC targets and directly benefits Oregon households earning less than 80% of the area median income, but incomes of the beneficiaries are typically much lower. 16,852 units have been built since 1989 with the OAHTC, and 41% of those were built in rural communities. Attached is a map of projects built with OAHTC across Oregon. For a family of four in Marion County, that is equal to \$45,200. Most households who benefit from the lower rents provided through the OAHTC actually earn less – 60% of the area median income and below. The credit very effectively reaches people who need an affordable place to call home.

3. What is expected to happen if this credit fully sunsets? Could adequate results be achieved with a scaled down version of the credit? What would be the effect of reducing the credit by 50%?

If the OAHTC is allowed to sunset by the Legislature, Oregon will lose an important and effective tool to both create and preserve affordable homes. Without the OAHTC, new

affordable housing projects would need either additional subsidies, or tenants would face higher rents.

Scaling back the credit will not achieve adequate results. The current limit for the credit is inadequate to respond to our housing crisis, and meet the need for more affordable rental homes across Oregon, and as a result, the Housing Alliance is proposing to double the current cap from \$17 million per year to \$34 million per year. Any reduction in the credit would exacerbate Oregon's current statewide housing crisis.

If the cap were reduced, no new projects would be funded with the OAHTC for a period of time. A 50% reduction would result in a full elimination of new awards for an extended period of time, and then would result in only small allocations going forward.

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

This credit is unique to Oregon. Other states are able to achieve similar outcomes for residents with low incomes by using different resources, although some of those resources are less efficient because they involve a tax credit that is discounted and sold to an investor.

It is important to note that in addition to a monetary resource, this credit also provides a mechanism and incentive for Oregon lending institutions to participate in financing affordable housing. This is particularly important for rural communities.

5. Is use of a tax credit an effective and efficient way to achieve this policy goal? What are the administrative and compliance costs associated with this credit? Would a direct appropriation achieve the goal of this credit more efficiently?

This credit is remarkably efficient. It is not discounted and sold. 100% of the benefit flows directly to households with low incomes in the form of lower rents. There is no profit taken through this credit by developers or investors. Because the credit is an annual offset to taxes in exchange for reductions in interest income, there is no discount taken by the lenders.

Administrative costs are also nominal for the program, lenders, and the developers. The simplicity of the program and the fact that it overlays other resources makes it straightforward to administer.

Direct appropriation would be equally effective, but not more so. Appropriations would require large capital infusions by the public sector for each housing development. Because this credit is claimed incrementally over 20 years, the annual cost for one project is relatively small.

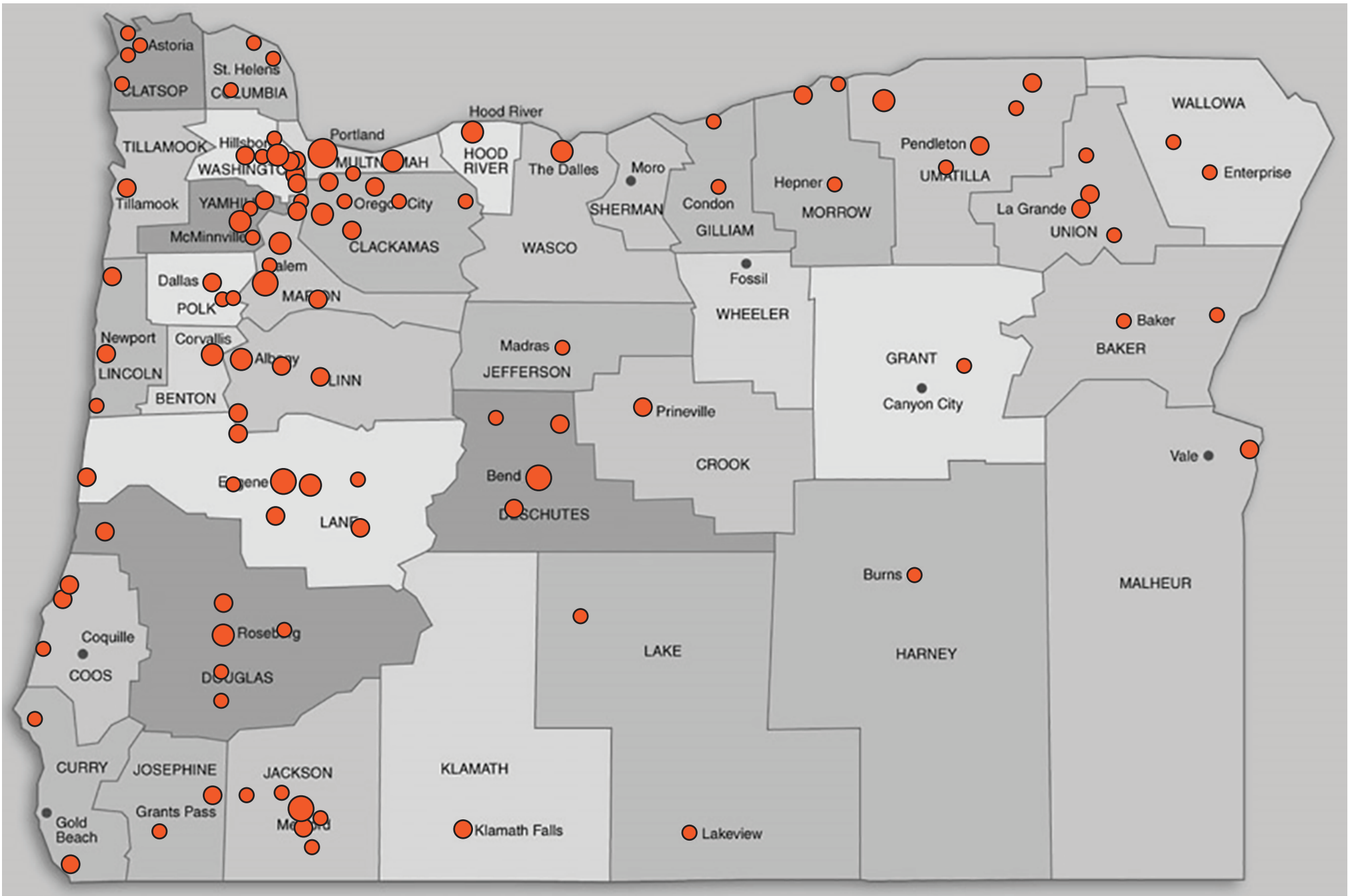
6. What other incentives (including state or local subsidies, federal tax expenditures or subsidies) are available that attempt to achieve a similar policy goal?

There are many state and federal programs and public subsidies that result in lower rents.

The OAHTC layers on top of those other subsidies to further lower rents and spread those other resources farther. The bottom line is there are not enough of any of the resources to meet the overwhelming demand for affordable housing.

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

This credit is remarkably efficient mechanism to directly reduce rents for tenants, especially compared to other forms of tax credits. Forty-one percent of the homes built are in rural communities, and since it was created in 1989, the credit has built apartment homes in 34 out of 36 counties across Oregon. One hundred percent of the credit benefits low income Oregonians have safe, stable homes, which is the policy objective.



OAHTC projects by city :



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2-4



5-10



11-25



97

COUNTY	PROJECT NAME	Year Funded	PROJECT ADDRESS	PROJ CITY	SPON/OWNER NAME	OAHTC \$	TOTAL UNITS
Baker	Richland School Senior Housing	2011	42008 Moody Road	Richland	Northeast Oregon Housing Authority	\$195,000	10
Baker	Elms Apts, The	1994S	2920 Elm Street	Baker City	Community Connection of NE Oregon	\$450,000	24
Benton	Alexander Ct - Seavey Meadows	2010	100 SW Alexander Ave 2202 SW 3rd, & 2265 NE Conser & 1095 NE Sorrel	Corvallis	Willamette Neighborhood Hsg Svcs/ LLC	\$1,975,000	49
Benton	Lancaster Bridge Apts	2012	3384 NE Oxford Ct	Corvallis	Willamette Neighborhood Hsg Svcs	\$1,250,345	50
Benton	Julian Hotel Apts	2013	105 SW 2nd St	Corvallis	Willamette Neighborhood Housing Services	\$1,077,399	35
Benton	Pickford/Leonard	1991P	2600 SW Pickford	Corvallis	Willamette Neighborhood Hsg Svcs	\$202,000	10
Benton	Lancaster Bridge	1995S	3384-A NE Oxford Ct	Corvallis	Lancaster Bridge LP	\$1,600,000	50
Benton	Larson Commons - CNHS site	1996F	131 SW Prairie	Corvallis	Willamette Neighborhood Hsg Svcs	\$229,858	8
Benton	Camas Commons	2000S	5140 SW Meadow Flower Dr	Corvallis	Willamette Neighborhood Housing Services	\$2,098,622	56
Clackamas	Acadia Gardens	2010	8370 SE Causey Ave	Happy Valley	Causey Affordable Ventures LLC	\$1,179,000	41
Clackamas	Timber Grove Apts	2011	855 NE Hill Way / 39501 Evans St	Estacada/Sandy	Chrisman Dev Inc / LLC	\$1,675,000	72
Clackamas	Hollyfield Village Apts	2012	4077 Sunset	Lake Oswego	Northwest Housing Alternatives Inc	\$1,384,000	30
Clackamas	Ikoï-So Terrace	2013	1550 SE Oak Grove Blvd	Milwaukie	Northwest Housing Alternatives Inc	\$1,350,000	35
Clackamas	Pacific Park Apts	2014	621 N Douglas	Canby	Chrisman Development Inc	\$1,800,000	68
Clackamas	Rondel Court	2015	180 Fenton Ave	Molalla	Caritas Community Housing Corporation	\$475,000	47
Clackamas	Summit, The	1995S	90025 E Government Camp Loop	Govt Camp	Cook Dev / GCLH Summit LP	\$577,000	48
Clackamas	Cascade House	1997S	1555 South Ivy	Canby	HOusing for People Inc (HOPE)	\$1,183,602	50
Clackamas	Rondel Court (RFP)	1999A	180 Fenton Avenue	Molalla	Catholic Charities / Fenton Rondel Ct LP	\$612,000	30
Clackamas	Casa Verde	1999S	781 SE Township Road	Canby	Catholic Charities	\$575,000	26
Clackamas	Meadows at Hope Village, The	2002F	1545 Fir Street	Canby	Hope Village Inc	\$884,900	50
Clackamas	Terrace at Mt Scott, The	2004A	10125 Bob Schumacher Road	Portland	Mt Scott Terrace LLC / Geller & Assoc	\$850,000	52
Clackamas	Charleston Apts	2006F	11609 Toulouse Street	Wilsonville	NW Housing Alternatives	\$685,351	52
Clackamas	Carriage Court Apts	2007A	701 NW 5th Circle	Canby	NW Real Estate Capital Corp / LP	\$2,000,000	30
Clackamas	Rosewood Terrace - Oregon City	2007A	235 Pearl St	Oregon City	NW Real Estate Capital Corp / LLC	\$2,300,000	38
Clackamas	Town Center Station	2008F	8719 SE Monterey Ave	Happy Valley	TCS Developers LLC	\$2,159,363	52
Clackamas	Seneca Terrace	2009F	11802 SE Fuller	Milwaukie	Northwest Housing Alternatives Inc	\$1,312,000	32
Clackamas	Creekside Woods	2009S	7825 SW Wilsonville	Wilsonville	Northwest Housing Alternatives	\$1,494,145	39
Clackamas	Wiedeman Park Apts (Restructure)	2013A	29940 SW Brown Rd	Wilsonville	Wiedemann Development / LP	\$1,603,955	59
Clackamas, Washington,			30125 SW Brown Rd, 23455 SW Main St,	Wilsonville, Sherwood,			
Yamhill	Duck Country Apts (3 sites)	2011	500 SW 11th St	Dundee	Chrisman Development Inc	\$20,800,000	76
Clatsop	NOHA Preservation Project (Alder Ct, Canim, Wapiti)	2016	235 SW Alder Ct, 93-99 SE 3rd St, 1621 & 1631 Honeysuckle Lp	Warrenton	NW Oregon Housing Authority	\$1,200,000	52
Clatsop	Elk Creek Terrace	1991P	357 Elk Creek Rd	Cannon Beach	Community Action Team / LP	\$569,521	36
Clatsop	Salmonberry Knoll	1995F	1306 S Wahanna Av	Seaside	Shelter Resources / LP	\$875,000	36
Clatsop	Astoria Gateway Senior Residence	2003F	2775 Steamwhistle Way	Astoria	Shelter Resources / LP	\$900,000	41
Columbia	Gable Park	1994S	2544 Gable Road	St Helens	Northwest Oregon Housing Authority/LP	\$1,000,000	32
Columbia	Blue Heron Hollow	1995S	500 California Ave	Vernonia	Community Action Team	\$502,500	26
Columbia	Columbia Park	2000F	525 West A Street	Rainier	American Management Corp	\$925,000	28
Coos	Harvard St Apts Phase I	1993P	1412 Harvard St	Bandon	Harvard Street LP / ORCCA	\$740,000	30
Coos	Lakeview Village	2000F	1725-1735 Newmark	Coos Bay	Bay Area First Step	\$150,000	16
Coos	Lake Empire Apts	2006A	1660 Newmark Ave	Coos Bay	NW Real Estate Capital Corp / LP	\$1,217,500	28
Coos	Hotel North Bend Apts	2007S	768 Virginia Avenue	North Bend	NeighborWorks Umpqua	\$280,000	33
Coos	Cedar Grove Apts	2009S	2090 Inland Dr	North Bend	Lovelace Properties / LLC	\$1,120,000	42
Crook	Riverside Apts	1995F	611 South Main Street	Prineville	Cascade Community Development / LP	\$350,000	40
Crook	Ridgeview Commons	2001F	2112 NE Laughlin Rd	Prineville	Ridgeview Commons LP	\$1,020,000	40

Curry	Azalea Reach Apts	1998S	650 Old Country Rd	Brookings	Shelter Resources / LP	\$964,000	40
Curry	Cedar Pointe Cottages	1998S	440-508 Cedar Pointe Lane	Port Orford	NeighborWorks Umpqua	\$220,000	10
Curry	Pelican's Perch	2000S	1216 Moore Street	Brookings	Timber River / Shelter Resources / LP	\$330,000	24
Deschutes	Little Deschutes Lodge II	2011	51745 Little Deschutes Lane	La Pine	PC Affordable Housing Inc	\$405,000	26
Deschutes	Parks at Eastlake & Aspen Villas	2013	SE Forum /Bellevue Dr & 815 NW Canal	Bend & Redmond	Housing Works	\$1,500,000	80
Deschutes	Cook Crossing/Brentwood Manor	2015	1155 SW Veterans Way	Redmond	Housing Works	\$750,000	56
Deschutes	Healy Heights	1994F	1900 NE Bear Creek Road	Bend	Deschutes Family Housing LP	\$1,300,000	70
Deschutes	Reindeer Meadows	1994S	1601 SW Reindeer Ave	Redmond	Housing Works fka CORHA	\$873,029	50
Deschutes	Kearney Ave Apts	1997S	435 Kearney Avenue	Bend	Cascade Community Development / LP	\$59,227	10
Deschutes	Eastlake Village	2000F	675 NE Bellevue Dr	Bend	Housing Works fka CORHA	\$925,000	56
Deschutes	Tamarack Village	2001F	555 N Larch Street	Sisters	Housing Works fka CORHA	\$850,000	33
Deschutes	Norton Ave Apts	2001S	415 NE Norton	Bend	Cascade Community Development / LP	\$65,000	10
Deschutes	Mountain Laurel Lodge	2004F	990 SW Yates Dr	Bend	Acadia Properties LLC/Pacific Crest Aff Hsg LLC	\$540,000	54
Deschutes	Putnam Pointe	2006F	750 NW Lava Rd	Bend	Housing Works fka CORHA	\$855,038	33
Deschutes	Discovery Park Lodge	2007F	2868 NW Crossing Drive	Bend	Pacific Crest Aff Hsg LLC / LP	\$2,597,000	53
Deschutes	Little Deschutes Lodge (RFA)	2008A	51725 Little Deschutes Lane	La Pine	Pacific Crest Affordable Housing LLC / LP	\$650,000	26
Deschutes	Crest Butte Apts	2008S	1695 NE Purcell Blvd	Bend	Chrisman Dev & Mgmt	\$2,600,000	52
Deschutes	Green Pastures MDP	2009A	2633 SW Obsidian Ave	Redmond	Green Pastures Senior Cooperative	\$1,050,000	51
Deschutes	Quimby Apts Renewal	2009F	455 NE Quimby Ave	Bend	Northwest Housing Alternatives Inc	\$1,682,938	52
Deschutes	Putnam Lofts	2010A	750 NW Lava Rd	Bend	Putnam Lofts LLC / Housing Works	\$524,573	10
Deschutes	West-Side Pines Cooperative MDP	2013A	141 SW 15th St	Bend	West-side Pines Coop / CASA	\$2,600,000	71
Deschutes	Daggett Townhomes	2015G	Lot 6 Daggett Lane Subdivision	Bend	Housing Works / Daggett Townhomes LLC	\$1,000,000	24
Deschutes	Moonlight Townhomes	2015G	Lot 5 Daggett Lane Subdivision	Bend	Housing Works / Apollo Pointe LLC	\$1,000,000	29
Douglas	Big Valley Apts	2015	1350 East 1st Avenue	Sutherlin	Chrisman Development Inc	\$1,800,000	82
Douglas	Princeton Court	1992P	842 W Princeton	Roseburg	NeighborWorks Umpqua	\$500,000	26
Douglas	Vine Street Court I & II	1995F	2166-2186 Vine Street	Roseburg	Housing Authority of Douglas Co	\$665,000	70
Douglas	Sunset Apts Roseburg	1996S	1788 Sunset Lane	Roseburg	NeighborWorks Umpqua / LP	\$400,000	31
Douglas	Myrtle Terrace	1997S	1135 Simpson Street	Myrtle Creek	NeighborWorks Umpqua / LP	\$350,000	20
Douglas	Stagecoach Apts	1999F	601 Stagecoach Road	Canyonville	NeighborWorks Umpqua	\$656,000	40
Douglas	North Slope Village	1999F	1007 W 6th Avenue	Sutherlin	Caritas Housing Initiatives LLC	\$293,043	24
Douglas	Orchard Knoll	2000S	1401 NW Veterans Way	Roseburg	Housing Authority of Douglas Co	\$480,000	65
Douglas	Calapooia Crossing	2001F	279 Taylor Street	Sutherlin	NeighborWorks Umpqua	\$295,000	11
Douglas	Grand Apts, The	2002F	732 Cass Street	Roseburg	NeighborWorks Umpqua	\$400,000	37
Douglas	Forest Hills Manor	2006A	2655 Frontage Rd	Reedsport	NW Real Estate Capital Corp / LP	\$900,000	20
Douglas	Riverside Manor Apts I	2006A	1575 Hawthorne Ave	Reedsport	NW Real Estate Capital Corp / LP	\$648,000	16
Douglas	Riverside Manor Apts II	2007A	1595 Hawthorne Ave	Reedsport	NW Real Estate Capital Corp / LP	\$413,500	8
Douglas	Ridgeway Village	2007A	3117 Ridgeway	Reedsport	NW Real Estate Capital Corp / LP	\$230,000	8
Douglas	Parkside Village	2009S	2794 NE Douglas Avenue	Roseburg	Guardian Affordable Hsg Dev LLC	\$1,450,000	36
Douglas	Umpqua Ranch MHP	2015G	22284 N Umpqua Hwy	Idleyld Park	Umpqua Ranch Cooperative	\$2,527,000	110
Douglas	Newton Creek Manor MDP	2016A-	499 NE Sterling Drive	Roseburg	NeighborWorks Umpqua	\$750,000	50
Gilliam	Columbia Hills Manor	2011	350 W Hemlock	Arlington	Columbia Hills Manor Inc	\$100,000	8
Gilliam	Summit Springs Village	1994S	133 S Church Street	Condon	Summit Springs Village Corp	\$26,656	29
Grant	Strawberry Village	2011	142 E 11th St	Prairie City	Northeast Oregon Housing Authority	\$340,120	10
Harney	Quail Court Apts	1999S	800-888 South Imperial Ave	Burns	Quail Court Partners LP	\$360,000	40
Hood River	Providence Dethman House	2012	1205 Montello Avenue	Hood River	Providence Health and Services	\$415,716	27
Hood River	Riverside Apts, The	1994S	1600 9th Ct	Hood River	HOPE Inc / LP	\$600,000	26
Hood River	Wind River Place Apts	1995F	955 Sieverkropp Drive	Hood River	Shelter Resources / LP	\$870,000	32
Hood River	Bella Vista	1995S	1650 Hope Ave	Hood River	HOusing for People Inc (HOPE)	\$345,684	28

Hood River	Columbia View Apts - Hood River	1998S	1695 Oak Street	Hood River	HOusing for People Inc (HOPE)	\$1,237,187	48
Hood River	Indian Creek Court	2007A	1615 9th St	Hood River	LP / NWRECC / Guardian	\$2,925,000	48
Hood River	Hood River Crossing Apts	2009S	3135 Cascade St	Hood River	Luckenbill-Drayton & Associates LLC	\$1,100,000	40
Jackson	Spring Street Apts	2010	750 Spring Street	Medford	Northwest Housing Alternatives Inc / LP	\$1,397,739	56
Jackson	Cherry Creek I	2011	1040 N Berkeley Way	Medford	Housing Authority of Jackson County	\$1,700,000	50
Jackson	Brookside Rose Apts	2012	933 & 1108 N Rose St	Phoenix	Chrisman Development Inc	\$1,260,000	76
Jackson	Freedom Square & Liberty Place	2012	E Ave & Wilson Way/405 N 2nd St	White City/Central Pt	Housing Authority of Jackson County	\$1,600,000	50
Jackson	Concord, The	2014	100 N Grape Street	Medford	Housing Authority of Jackson Co	\$1,650,000	50
Jackson	West Main Apts I	1994S	1310 West Main Street	Medford	OnTrack	\$142,578	6
Jackson	Barnett Townhomes	1995F	Not Disclosed	Medford	ACCESS Inc	\$662,500	82
Jackson	Table Rock Apts	1996F	2158 Table Rock Road	Medford	Housing Authority of Jackson Co	\$800,000	30
Jackson	Holly Court Apts	1997S	Not Disclosed	Medford	ACCESS Inc	\$150,000	8
Jackson	Stevens Place	1999S	1105 Stevens St	Medford	ONE Company / LP	\$810,000	50
Jackson	Lilac Meadow Phase II	2002F	2831 Cummings Rd Bldgs 2-4	Medford	Housing Authority of Jackson Co	\$879,819	42
Jackson	Living On Track / Lithia Pl / Sky Vista	2004F	240 Beatty St / 1900 Homeview Dr	Medford	OnTrack / Tracking Opportunities	\$1,000,000	63
Jackson	Maple Terrace - Medford	2005F	5 Mace Road	Medford	Housing Authority of Jackson Co	\$1,200,000	82
Jackson	Penny Lane Apts	2005S	445 North Second Street	Central Point	Housing Authority of Jackson Co	\$100,000	12
Jackson	Rogue River Estates	2007A	1395 Popular Dr	Medford	Jackson Co Housing Authority / LP	\$5,500,000	94
Jackson	Scenic Heights	2007F	1847 Scenic Ave	Central Point	Housing Authority of Jackson Co / LLP	\$1,900,000	48
Jackson	Snowberry Brook	2009S	350 Clay St	Ashland	Housing Authority of Jackson County	\$2,550,000	60
Jackson	Rogue Terrace	2009S	641 N River Road	Rogue River	Southern Oregon Affordable Rentals I, LLC	\$622,872	32
Jefferson	Chennai Landing	1996S	375 H St; 350 I St; 635 & 645 Marshall St	Madras	CAFCCO	\$400,000	24
Josephine	Parkview Terrace	2013	1238 Fruitdale Dr	Grants Pass	Housing Authority of Jackson Co	\$1,500,000	50
Josephine	Harbeck Village	1994F	1760 Harbeck Rd	Grants Pass	Harbeck Village LP / Josephine HA	\$990,000	48
Josephine	River Tree	1997S	224 SW Rogue River Avenue	Grants Pass	Housing Authority of Jackson Co	\$578,237	27
Josephine	Jasmine Park	2001F	501 NE Anderson	Grants Pass	Timber River / Shelter Resources / LP	\$640,000	43
Josephine	Valley Village II	2009S	510 W Schumacher Street	Cave Junction	Southern Oregon Aff Rentals I LLC	\$247,500	16
Klamath	High Valley Estates	2012	1333 Avalon St	Klamath Falls	Northwest Real Estate Capital Corp	\$977,000	37
Klamath	Crestview Commons	2002F	3900 Hilyard Ave	Klamath Falls	RK Holdings LLC / Rembold Co	\$1,000,000	64
Klamath	Iris Glen Townhomes	2008F	135 Old Fort Road	Klamath Falls	Luckenbill-Drayton & Associates LLC	\$1,175,000	37
Lake	Fort Rock Care Center	1995F	PO Box 51 555 S 9th St, 202, 206, 210, 214 H St, 840 N H St	Fort Rock	Fort Rock Care Center	\$88,100	6
Lake	Lakeview Commons (RFP)	2002A	N H St	Lakeview	Private Public Partnerships Inc LLC	\$228,534	28
Lane	Willakenzie Crossing	2010	3057 Willakenzie Rd	Eugene	Metropolitan Affordable Hsg Corp	\$1,200,000	56
Lane	Stellar Apts	2011	1541-63 City View	Eugene	St Vincent de Paul Society of Lane Co	\$1,100,000	54
Lane	Applegate Apts	2012	941 S 8th St	Cottage Grove	Mainstream Housing Inc	\$250,000	16
Lane	Bascom Village Phase I	2013	3090 Matt Drive	Eugene	St Vincent dePaul Society of Lane Co	\$800,000	53
Lane	Village East Apts - Springfield	2013	6330 Main Street	Springfield	MHT Housing IV Inc / Guardian / LP	\$1,800,000	42
Lane	Bascom Village II	2014	Parkview Dr & County Farm Rd	Eugene	Housing & Community Services Agency	\$502,764	48
Lane	Alona Place	2014	1st Ave / Oak St	Junction City	St Vincent de Paul Society of Lane Co	\$900,000	40
Lane	Oaks at 14th, The	2015	1420 & 1430 Oak Patch Rd	Eugene	Housing & Community Services Agency of Lane Co	\$382,726	54
Lane	Skinner Butte SRO	1991P	335 W 2nd	Eugene	St Vincent de Paul Society of Lane Co	\$360,000	40
Lane	Cinza Addition	1991P	5th & M St	Springfield	St Vincent de Paul Society of Lane Co	\$80,000	6
Lane	Walnut Park Duplexes OLTC	1993P	1366 Keller St & 925 Hatton St	Eugene	Housing & Community Services Agency/LP	\$610,000	32
Lane	Willakenzie Townhouses	1994S	3190 Willakenzie Road	Eugene	Housing & Community Services Agency	\$309,000	25
Lane	Mill Street Apts	1994S	465 Mill Street	Springfield	St Vincent dePaul Society of Lane Co / LP	\$93,000	10
Lane	Witherspoon Court Apts	1995F	1390 Pennoyer Ave	Cottage Grove	Witherspoon Associates LP	\$245,092	20

Lane	Mac MacDonald	1995F	1055 Bennett Ln	Eugene	St Vincent de Paul Society of Lane Co	\$540,000	24
Lane	Ross Lane	1996F	2640-2652 Ross Ln; 500-552 Helen	Eugene	St Vincent de Paul Society of Lane Co / LP	\$805,000	36
Lane	Laurel Gardens Apts	1996S	1775 W 12th Ave	Eugene	Housing & Community Services Agency/LP	\$468,750	41
Lane	Jacob's Lane	1997S	1203-1279 / 3402-3488 Jacobs Lane	Eugene	Housing & Community Services Agency	\$500,000	63
Lane	South Hilyard Terrace	1998S	535-685 Betty Niven Dr	Eugene	SVdP / Hilyard Terrace LP	\$334,000	22
Lane	Oak Terrace Apts	1998S	2350-2490 Oak St	Florence	St Vincent dePaul Society of Lane Co / LP	\$900,000	48
Lane	Sheldon Village Phase I	1999F	2475 Sheldon Village Loop Rd	Eugene	Housing & Community Services Agency	\$411,000	43
Lane	Ash Meadows	1999F	69th & Main St	Springfield	St Vincent de Paul Society of Lane Co	\$327,000	18
Lane	Green Leaf Village	2000F	2725 Lone Oak Way	Eugene	Metropolitan Affordable Hsg Corp / LP	\$350,000	34
Lane	Aurora Building	2001F	100 E 11th St	Eugene	St Vincent de Paul Society of Lane Co	\$1,250,000	54
Lane	Sheldon Village Phase II	2001F	2475 Sheldon Village Loop Rd	Eugene	Housing & Community Services Agency	\$372,904	35
Lane	Lampighter Apts, The	2001S	190 E 24th Ave	Eugene	St Vincent de Paul Society of Lane Co	\$81,000	15
Lane	Corey Commons	2002F	2030 S 8th Street	Cottage Grove	St Vincent de Paul Society of Lane Co	\$240,000	21
Lane	Mainstream Apts	2002F	433 W 8th Avenue	Eugene	Mainstream Housing Inc	\$218,000	10
Lane	Santa Clara Place	2003F	120 - 194 Santa Clara Ave	Eugene	St Vincent de Paul Society of Lane Co / LP	\$350,000	60
Lane	Tanglewood	2003F	1956 16th Street	Florence	Shelter Resources / LP	\$780,500	40
Lane	Aquarius Apts	2004S	1490 & 1491 N 5th St	Springfield	Mainstream Housing Inc	\$400,000	26
Lane	Turtle Creek Apts	2005F	925 Hatton Street	Eugene	Housing & Community Services Agency/LP	\$332,841	27
Lane	Royal Building	2005F	509 Main Street	Springfield	St Vincent de Paul Society of Lane Co	\$585,000	33
Lane	Pines, The	2006A	1550 W 15th	Florence	NW Real Estate Capital Corp / LP	\$1,767,500	25
Lane	Mountain View Apts-Oakridge	2006A	76365 Fern St	Oakridge	NW Real Estate Capital Corp / LP	\$944,000	24
Lane	Prairie View	2007F	560 - 588 N Danebo Ave	Eugene	Metropolitan Affordable Hsg Corp / LLC	\$1,850,000	64
Lane	Heather Glen	2007F	25022 Heather Glen Court	Veneta	St Vincent de Paul Society of Lane Co / LP	\$400,000	27
Lane	Lamb Building, The	2008F	1135 Hayes St	Eugene	St Vincent de Paul Society of Lane Co	\$875,000	35
Lane	Hawthorn at 29th Place Apts	2009F	2984, 2986, 2988 Oak Street	Eugene	HACSA	\$1,200,000	35
Lane	Vida Lea MDP	2011A	44221 McKenzie Hwy	Leaburg	Vida Lea Community Cooperative	\$530,000	34
Lane	Oakridge Mobile Home Park MDP	2013A	47784 & 47775 Berry St	Oakridge	St Vincent dePaul Society of Lane Co / LP	\$550,000	63
Lane	Tivoli Mobile Home Park MDP	2015G	1085 W 1st Ave	Junction City	St Vincent de Paul Society of Lane Co	\$1,000,000	43
Lane	Saginaw Mobile Home Park MDP	2016A-	80116 Hwy 99	Cottage Grove	St Vincent de Paul Society	\$1,000,000	41
Lincoln	Ridge Apts, The	1995F	3340 SE Harbor Dr	Lincoln City	Lincoln CDC / LP	\$500,000	80
Lincoln	Newport Apts	1997S	114-125 NW 60th St; 444-448 SW Surf St	Newport	ONE Company / LP	\$525,000	52
Lincoln	Big Creek Point Apts	1999S	2725 NE Crestview Dr	Newport	Timber River / Shelter Resources / LP	\$763,800	47
Lincoln	Beacon Crest Apts	2005F	2897 NE 47th Street	Lincoln City	Shelter Resources	\$1,200,000	41
Lincoln	West Devil's Lake Apts	2007A	3109 NE 26th St	Lincoln City	NW Real Estate Capital Corp / LP	\$2,825,000	50
Lincoln	Fisterra Gardens Apts	2007F	101 Diversity Drive	Yachats	Cascade Hsg Group / HA of Lincoln Co / LP	\$600,000	25
Linn	Woodwind Apts, The	2013	1415 Salem Ave SE	Albany	Innovative Housing Inc	\$800,000	54
Linn	Periwinkle Creek Apts	1993P	2070 SE Queen Ave	Albany	Brooklawn LP	\$1,800,000	79
Linn	Periwinkle Place	1994F	2418 & 2445 E Queen Ave	Albany	Linn-Benton Housing Authority	\$699,621	32
Linn	Carolina Court	1995F	188 5th Street	Lebanon	Linn Co Affordable Housing	\$173,611	10
Linn	Sommerville Place Apts	1997S	885 Sommerville Loop	Harrisburg	Linn Co Affordable Housing / LP	\$687,643	28
Linn	Cascadia Village Apts (RFP)	1998F	1241 23rd Ave / 2440 Long St	Sweet Home	GM Cascadia Apts LLC	\$475,000	32
Linn	Ames Creek Court	1998S	1796 Ames Creek Ct	Sweet Home	Willamette Neighborhood Housing Services	\$434,653	30
Linn	Clayton Meadows Senior Apts	1999F	2080 Queen Ave SE	Albany	Cascade Housing Group / LBHA / LP	\$1,040,000	50
Linn	Songbird Village	1999S	215 21st Ave SE	Albany	Albany Partnership	\$1,043,000	48
Linn	Cypress Gardens	2001S	2009 Cypress Court	Lebanon	Linn-Benton Housing Authority	\$110,000	8
Linn	Sunset Corners	2001S	1321 Sunset Lane	Sweet Home	Linn Co Affordable Housing	\$160,000	10
Linn	Alpha House	2002F	1420 Shorridge St SE	Albany	Oregon Mennonite Residential Services	\$100,000	1
Linn	Stillwater	2002F	1811 S Second Street	Lebanon	Shelter Resources / LP	\$620,000	40
Linn	Carolina 100	2003S	100 East Carolina	Lebanon	Linn Co Affordable Housing	\$277,778	16

Linn	River View Place Apts	2006F	635 3rd Ave	Albany	Cascade Housing Group / LBHA	\$1,063,000	40
Linn	Sommerville Place Apts	2012A	885 Sommerville Loop	Harrisburg	St Vincent de Paul Society of Lane Co	\$450,000	28
Malheur	Sierra Vista Apts	1995F	789 Sierra Drive	Ontario	Malheur Council on Aging / LP	\$593,746	41
Malheur	Parkview Village Apts - Ontario	1996S	986 NW 4th St	Ontario	Housing Authority of Malheur Co / LP	\$1,345,175	48
Malheur	Fairview Apts	2007A	555 NW 9th St	Ontario	Chrisman Dev & Mgmt / Sagebrush LP	\$1,075,000	40
Marion	Nuevo Amanecer IV	2011	1300 2nd Street	Woodburn	Farmworker Housing Development Corp	\$685,595	40
Marion	Bluffs at Ratcliff	2014	3202 Bluff Street SE	Salem	Chrisman Development Inc	\$830,000	20
Marion	Capitol Plaza	2015	1165 Chemeketa NE	Salem	RPH Corporation	\$1,350,000	36
Marion	Village East - Salem	1991P	108 Village East Way SE	Salem	Village East LP	\$2,057,800	56
Marion	Lancaster Terrace	1991P	4400-4599 N Newcastle Circle NE	Salem	Lancaster Terrace LP	\$1,800,000	104
Marion	Southview Terrace Apts	1992P	375 Fairview SE	Salem	HA of Salem / Southview Terrace Apts LP	\$1,141,153	60
Marion	Nuevo Amanecer I	1992P	1274 5th St Ste 1-A	Woodburn	Farmworker Housing Dev Corp / HDC	\$832,116	50
Marion	Large Family Duplex/Triplex	1994F	Scattered Sites - 4 lots	Salem	Hsg Auth of the City of Salem	\$504,726	10
Marion	Large Family Rental House	1994F	4758 Music St SE	Salem	Chemeketa Non-Profit Housing	\$41,160	1
Marion	Emerson Manor	1994S	769/777 Hawthorne NE	Salem	Catholic Community Services Foundation	\$155,000	6
Marion	Esperanza Court - Woodburn	1995F	160 W Cleveland St	Woodburn	Farmworker Housing Development Corp	\$133,590	12
Marion	Windsor House	1996S	3007 Windsor Avenue NE	Salem	Residential Alternative Housing Svcs	\$200,000	5
Marion	New Options Transitional Hsg	1997F	3500 Hawthorne Avenue NE	Salem	Shangri-La Corp	\$175,000	16
Marion	Wolf Ridge	1997S	1301-1371 E Santiam St	Stayton	St Vincent de Paul Society of Lane Co	\$603,642	51
Marion	Stayton Elder Manor	1998S	660 N Ida Street	Stayton	Hsg Authority of Marion Co / LP	\$768,504	32
Marion	Wood Park Terrace	1999S	1035 Park Avenue	Woodburn	Hsg Authority of Marion Co / LP	\$1,645,117	52
Marion	Spruce Terrace	2000F	830 N Pershing	Mt Angel	St Vincent de Paul Society of Lane Co	\$575,000	34
Marion	Grotto, The	2001S	4300 Rickey Street	Salem	Sunny Oaks Inc	\$500,000	8
Marion	Highland Properties	2001S	1230/1240-1258/1260 Highland Ave	Salem	Salem-Keizer CDC	\$195,965	9
Marion	Apple Blossom Apts	2003S	139-169 Apple Blossom Ave S	Keizer	Salem-Keizer CDC	\$260,000	12
Marion	Highland Station	2004F	1260, 1270, 1280 Highland Ave NE, 2321 Fairgrounds Rd NE	Salem	Salem-Keizer CDC	\$615,000	16
Marion	Hazelde Seniors	2004F	905 Carol St/140,160,190 E Charles St	Woodburn/Mt. Angel	Housing Authority of Marion Co	\$1,000,000	60
Marion	Colonia Libertad	2004S	2910-2990 Saddle Club Street SE	Salem	Farmworker Hsg Dev Corp	\$522,500	48
Marion	Broadway Place	2005F	1240 4th St NE	Salem	Telos Development / LP	\$1,000,000	55
Marion	Mill Creek Meadows	2006F	200-256 25th Street NE	Salem	Salem-Keizer CDC	\$450,000	31
Marion	Park Avenue Apts	2007A	1469 Park Ave	Woodburn	NW Real Estate Capital Corp / LLC	\$1,725,000	26
Marion	Nuevo Amanecer I	2007F	1274 5th St Ste 1-A	Woodburn	Farmworker Housing Dev Corp / LP	\$210,000	50
Marion	Robert Lindsey Tower & Parkway East Apts	2014A	370 Church St SE & 3143-3167 7th Pl NE	Salem	Salem Housing Authority	\$2,000,000	108
Morrow	Morrow Estates	1993P	220 Anderson Ct, 250 Marshall Circle, 330 2nd Ave	Boardman	CAPECO / LP	\$585,000	40
Morrow	Irrigon Farm Labor Hsg	1994S	110 & 120 N Main St; 510 & 520 Washington St; 355 & 365 6th St; 385 &	Irrigon	CAPECO	\$119,213	8
Morrow	St Patrick's Senior Housing	2007F	190 N Main	Heppner	City of Heppner / Heppner Hsg Auth	\$290,000	19
Morrow	Boardman Apts	2008A	331 NW Boardman Ave	Boardman	Chrisman Dev & Mgmt / Sagebrush LP	\$350,000	12
Morrow	Morrow Estates	2009A	220 Anderson Ct, 250 Marshall Circle, 330 2nd Ave	Boardman	CAPECO / LP	\$500,000	dup
Morrow	Bella Vista Estates MDP (OAHTC)	2013A	705 Paul Smith Rd	Boardman	Bella Vista Estates Cooperative / CASA	\$1,500,000	121
Multnomah	Glisan Commons	2011	555 NE 100th Avenue	Portland	Human Solutions Inc / LP	\$1,885,052	60
Multnomah	Greenview Terrace Apts	2012	620 SE 148th Avenue	Portland	Rose Community Development Corp	\$900,000	31

Multnomah	Rosewood Plaza	2013	18155 NE Couch St	Gresham	Human Solutions dba 18155 NE Couch St Assoc LLC	\$1,320,110	45
Multnomah	NAYA Generations	2013	5205 SE 86th Ave	Portland	Native American Youth & Family Ctr / Guardian Aff Hsg	\$1,500,000	40
Multnomah	Gilman Court	2013	610 NE 99th Ave	Portland	REACH Community Development Inc / LP	\$1,000,000	60
Multnomah	Station 162	2014	304 SE 162nd Ave	Portland	QUAD Inc	\$929,901	44
Multnomah	Bronaugh Apartments	2014	1434 SW Morrison	Portland	REACH Community Development Inc	\$750,000	50
Multnomah	Garlington Housing	2015	3024 NE MLK Blvd	Portland	Cascadia Behavioral Healthcare dba Cascadia Housing Inc	\$1,735,000	52
Multnomah	Hawthorne East	2015	1420 SE 16th Avenue	Portland	Northwest Housing Alternatives Inc	\$1,400,000	71
Multnomah	Jade, The	2016	2517 SE 82nd Ave	Portland	ROSE CDC	\$1,800,000	48
Multnomah	Foster Apts, The	1990P	216 NW 3rd Ave	Portland	Innovative Housing / LP	\$800,000	98
Multnomah	Mayfield Court	1991P	17675 SE Pine St	Gresham	NW Housing Alternatives / LP	\$707,000	30
Multnomah	Cedars, The - Gresham	1991P	3181 E Powell Valley Rd	Gresham	Human Solutions Inc	\$501,000	22
Multnomah	Morrison Park	1991P	803 SW Morrison	Portland	Innovative Housing / LP	\$2,200,000	60
Multnomah	Alder House	1991P	523 SW 13th Ave	Portland	Galbreath & Associates / LP	\$940,000	132
Multnomah	Pisgah Home Colony	1991P	7511 SE Henry St	Portland	Reach CDI (SE Mental Health Network)	\$150,000	30
Multnomah	St James Apts	1992P	1320 SW 10th Ave	Portland	St James Housing Inc / LP	\$1,124,249	109
Multnomah	Dresden / San Marco Apts	1992P	2545 SE Burnside	Portland	REACH CDI	\$742,000	30
Multnomah	Turning Point	1992P	1602 SW Bertha Blvd	Portland	Housing Authority of Portland	\$616,000	24
Multnomah	Maya Angelou	1994F	N Kerby & N Shaver	Portland	Housing Our Families	\$575,000	42
Multnomah	Victorian Inn	1994F	2255 W Burnside Street	Portland	NW Housing Alternatives / LLC	\$476,582	62
Multnomah	Cedar Meadows I & II	1994S	645 SE Kane Dr	Gresham	Human Solutions Inc	\$475,000	19
Multnomah	Mark O Hatfield Bldg	1994S	718 W Burnside Street	Portland	Central City Concern	\$1,421,540	106
Multnomah	Nelson Ct / Ceel-Ocks Manor	1994S	9807, 9823, 9835 N Central & 8516 N St. Louis	Portland	Low-Income Hsg Native Americans Ptld OR	\$375,000	10
Multnomah	Rose Homes	1994S	3920 SE Roswell / 5715 SE 72nd	Portland	Rose CDC	\$210,000	10
Multnomah	Betty Campbell Bldg	1995F	3917-3977 N Mississippi	Portland	Housing Our Families	\$225,000	9
Multnomah	Albina Corner	1995S	2000 NE MLK Jr Blvd	Portland	Albina Corner LP	\$500,000	48
Multnomah	Allen Freemont Plaza	1995S	221 NE Freemont St	Portland	Allen Building LP	\$350,000	64
Multnomah	Kelly Place Apts	1996F	1215 NE Kelly Ave	Gresham	Housing Authority of Portland / LP	\$569,681	20
Multnomah	Otesha Place	1996F	1484-86 NE Alberta	Portland	Sabin CDC	\$270,000	11
Multnomah	Gladys McCoy Village	1996S	4430/4506 NE MLK Jr Blvd	Portland	ONE Company / LP	\$500,000	55
Multnomah	Youth Psychiatric Residential Facility	1996S	722 NE 162nd Avenue	Portland	Albertina Kerr Center	\$450,000	24
Multnomah	Ankeny Woods	1996S	12016 SE Ankeny	Portland	Human Solutions Inc	\$400,000	42
Multnomah	Lents Village Apts	1996S	10305 SE Holgate Blvd	Portland	NW Housing Alternatives / LP	\$300,000	63
Multnomah	Cascade Crossing	1997F	10625 NE Burnside	Portland	Lennar Aff Hsg / Cascade Crossing LLC	\$1,450,000	74
Multnomah	St Francis Place	1997F	4943 NE 10th Avenue	Portland	Franciscan Enterprise of Oregon	\$120,000	3
Multnomah	Gladstone Square	1997S	12020 SE Gladstone Street	Portland	Housing Authority of Portland	\$500,000	48
Multnomah	Beyer Court	1998P	9305-9329 SE Howard St	Portland	Rose CDC	\$379,260	14
Multnomah	Schiller/Liebe Family Hsg	1998S	9348 SE Liebe Street	Portland	Housing Authority of Portland / LP	\$1,339,457	26
Multnomah	Rockwood Landing	1998S	19045 SE Yamhill Street	Portland	Housing Authority of Portland / LP	\$700,000	36
Multnomah	Tistilal Village	1998S	7602-7630 N Gloucester Ave	Portland	Low-Income Hsg Native Americans Ptld OR	\$600,000	34
Multnomah	Villa de Suenos	1998S	6444-6808 NE Killingsworth	Portland	Hacienda CDC	\$578,237	28
Multnomah	Endelea Court	1998S	5507 & 5517 NE 27th	Portland	Sabin CDC	\$175,000	6
Multnomah	Center Village	1999A	5845 NE Hoyt	Portland	Max Hsg Partners LLC / LP	\$1,000,000	60
Multnomah	Sequoia Square Apts, The	1999F	225 & 245 SE 160th Ave	Portland	Housing Authority of Portland	\$875,000	62
Multnomah	Carolyn Gardens	1999F	13901 SE Division	Portland	Human Solutions Inc	\$653,760	12
Multnomah	PCRI Scattered Site Project I	1999F	37 NE 127th & 5319 NE 24th	Portland	Portland Community Reinvestment Init	\$340,000	11

Multnomah	Park Vista	1999S	10914 SE Stark 223 NE Shaver; 814 N Webster; 4825 NE	Portland	Human Solutions Inc	\$1,250,000	59
Multnomah	Scattered Multi-plexes	1999S	Cleveland; 3958 NE Garfield	Portland	Sabin CDC	\$760,000	14
Multnomah	McCuller Crossing	2000A	230 N Killingsworth	Portland	Shelter America Group / LP	\$1,453,539	40
Multnomah	On Your Own	2000F	1025 SE Kane Drive	Gresham	Mainstream Housing Inc	\$132,793	7
Multnomah	St Francis Apts, The	2000F	1110 SW 11th Ave	Portland	Housing Authority of Portland / LP	\$3,950,000	132
Multnomah	Lents 2000	2000F	8940 SE Reedway/6105 SE 93rd Ave/8002 8014 SE Duke/7704-7720 SE Raymond	Portland	Rose CDC	\$1,211,621	36
Multnomah	Rosemont Court	2000S	597 North Dekum St	Portland	Rosemont Community Developers LLC	\$2,750,000	100
Multnomah	Grand Avenue Duplexes	2000S	4936 NE 10th Ave; 4608, 4624 NE Garfield; 4525-27 NE Grand	Portland	Housing Our Families	\$529,316	11
Multnomah	Hazelwood Station	2001F	14715 NE Burnside	Portland	Specialized Housing Inc	\$2,069,523	60
Multnomah	Plaza de Cedro	2001F	10809 NE Fremont St	Portland	Hacienda CDC	\$435,000	6
Multnomah	Bukas Place	2001F	2705-2717 N Killingsworth	Portland	Charles Iheanacho	\$332,000	7
Multnomah	Park Terrace Apts	2001S	315 N Alberta Street	Portland	Portland Community Reinvestment Init	\$788,300	88
Multnomah	Douglas Meadows	2001S	2645 SE 127th	Portland	Human Solutions Inc	\$392,262	8
Multnomah	Willow Tree Housing	2002F	311 NE Division Street	Gresham	Housing Authority of Portland	\$500,000	17
Multnomah	Villas de Mariposas	2002F	5000 & 5195 NE Killingsworth	Portland	Hacienda CDC	\$1,500,000	71
Multnomah	Fenwick Ave Housing	2002S	8428 N Fenwick Ave	Portland	Housing Authority of Portland	\$1,624,000	27
Multnomah	Biltmore Hotel	2002S	310 NW 6th Ave	Portland	Central City Concern	\$717,468	76
Multnomah	Russet & Morris Green Plexes	2002S	76 NE Russet & 523 NE Morris	Portland	Portland Community Reinvestment Init	\$178,000	5
Multnomah	Kateri Park	2003F	3640 28th Avenue	Portland	Caritas Housing Initiatives LLC	\$2,284,975	50
Multnomah	New Columbia: Haven 9	2003F	8920 N Woolsey Ave 5300-5315 NE Cully Blvd / 6826-6936 NE	Portland Portland	Housing Authority of Portland	\$900,000 \$675,000	44 44
Multnomah	Clara Vista Townhomes	2003F	Killingsworth		Hacienda CDC		
Multnomah	New Columbia: Woolsey 2	2004F	9340 N Newman Street	Portland	Housing Authority of Portland	\$928,348	47
Multnomah	Lincoln Woods	2004F	2333 SE 130th Ave	Portland	Human Solutions Inc	\$500,000	70
Multnomah	Village at the Headwaters, The	2004F	3131 SW Marigold	Portland	NW Housing Alternatives	\$500,000	56
Multnomah	New Columbia: Woolsey 1	2004S	8913 N Woolsey Ave	Portland	Housing Authority of Portland	\$1,007,710	42
Multnomah	Leander Court	2005F	4600 SE 122nd Avenue	Portland	Rose CDC	\$900,000	37
Multnomah	Weidler Commons	2005F	1529 NE 21st Avenue	Portland	NW Housing Alternatives	\$500,000	51
Multnomah	Estate Building	2005S	225 NW Couch	Portland	Central City Concern	\$552,425	191
Multnomah	Roselyn Villa	2005S	4721 NE Killingsworth	Portland	Charles Iheanacho	\$280,000	4
Multnomah	Shaver Green	2006A	375 NE Shaver Street	Portland	Shaver Green LP	\$5,650,000	85
Multnomah	Esperanza Court - Portland	2006F	3611 SE 28th Ave	Portland	Caritas Housing Initiatives LLC	\$3,125,000	70
Multnomah	Broadway Vantage	2006F	8238-8340 NE Broadway	Portland	Innovative Housing	\$1,900,000	58
Multnomah	Country Squire	2006F	6720-6730 SE 72nd Ave	Portland	Rose CDC	\$1,078,093	32
Multnomah	Rose Schnitzer Tower	2007A	1430 SW 12th	Portland	Cedar Sinai Park / Clay Towers Apts LP	\$14,000,000	235
Multnomah	Eastgate Station	2007F	100 NE 120th Ave	Portland	Specialized Housing Inc	\$2,150,000	61
Multnomah	Madrona Studios - Condo A	2007F	10 N Wiedler	Portland	Central City Concern / LLC	\$787,490	132
Multnomah	Miraflores	2007S	8901, 8913, 8925 N Newell Ave	Portland	Hacienda CDC	\$1,225,000	32
Multnomah	Patton Park Apts	2008A	5272 N Interstate Ave	Portland	REACH CDI	\$2,796,000	54
Multnomah	Rockwood Building, The	2008F	124 NE 181st Ave	Portland	Human Solutions Inc	\$1,500,000	47
Multnomah	Miracles Club	2008F	4150 NE MLK Blvd	Portland	Guardian Aff Hsg Dev LLC/NWRECC	\$1,400,000	40
Multnomah	Roselyn Apts	2008F	424 NW 21st Ave	Portland	NW Housing Alternatives	\$1,304,124	31
Multnomah	Admiral Apts	2008S	910 SW Park Ave	Portland	REACH CDI	\$1,550,000	37
Multnomah	Clifford Apts	2008S	527 SE Morrison St	Portland	Innovative Housing	\$1,270,000	88
Multnomah	Uptown Tower	2009F	712 SW St Clair Ave	Portland	Uptown Tower Apts LP / Guardian Aff Hsg Dev LLC	\$8,063,310	72

Multnomah	Chaucer Court	2009F	1019 SW 10th Ave	Portland	Union Labor Retirement Association	\$5,210,000	84
Multnomah	Upshur House	2009S	2650 NW Upshur	Portland	Northwest Housing Alternatives	\$1,432,823	30
Multnomah	Walnut Park - Portland	2009S	5272 NE 6th Ave	Portland	REACH Community Development Inc	\$957,094	38
Multnomah	Gray's Landing	2010A	650 SW Lowell St	Portland	REACH CDI / LP	\$8,500,000	209
Multnomah	1200 Building, The	2011A	1220 SW 12th	Portland	Cedar Sinai Park LP / Winkler Dev Corp	\$9,000,000	89
Multnomah	Park Tower Apts	2012A	731 SW Salmon	Portland	CSP-Park Tower LP	\$10,050,000	162
Multnomah	Lexington Apts	2012A	1125 SW 12th Ave	Portland	CSP-Lexington LP	\$2,500,000	54
Multnomah	Grand Oak Trio (Restructure)	2012A	418 SE Grand, 420 SE Grand, 1230 SE Morrison	Portland	REACH CDI	\$1,386,500	146
Multnomah	Otesha Place (Restructure)	2012A	1484-86 NE Alberta	Portland	Sabin CDC	\$165,502	dup
Multnomah	Abigail	2013A	NW 13th & Raleigh	Portland	BRIDGE Housing Corporation	\$3,000,000	155
Multnomah	Erickson-Fritz Apts	2014A	9 NW 2nd Ave & 4 NW 3rd Ave	Portland	LP / Innovative Housing Inc	\$1,675,000	62
Multnomah	Los Jardines de la Paz	2000F	6017 NE Killingsworth	Portland	Los Jardines LP / Hacienda CDC	\$1,750,000	43
Multnomah	Los Jardines de la Paz	2015G	5630 NE 60th Ave	Portland	Hacienda CDC	\$1,750,000	43
Polk	El Glen Apts	2000A	690 Clay Street	Monmouth	Polk CDC	\$261,300	12
Polk	Woodbridge Meadows	2001F	288 SE Dimick Street	Dallas	Polk CDC	\$1,328,275	40
Polk	Rickreall Creek Townhomes	2005F	277 SW Walnut Ave	Dallas	Polk CDC	\$1,163,656	36
Polk	Colonia Amistad	2005F	30 S Gun Club Rd	Independence	Farmworker Hsg Dev Corp	\$505,063	38
Tillamook	Champion Park Apts	1997S	4317 Brookfield Ave	Tillamook	Northwest Oregon Housing Authority	\$350,000	64
Tillamook	Sheridan Square Apts	1999S	895 Third Street	Tillamook	Shelter Resources / LP	\$169,200	27
Umatilla	Hailey Place Apts	1996S	600 SW 30th St	Pendleton	LINK CDC	\$1,612,577	48
Umatilla	Viewcrest Apts	1998S	525 SW 13th Place	Hermiston	Viewcrest LP	\$1,425,161	64
Umatilla	Pioneer Commons	1998S	215 SW Thorne St	Milton-Freewater	Horizon Project Inc	\$466,414	16
Umatilla	Mill Place	1999F	1413 SW Mill Street	Milton-Freewater	Horizon Project Inc	\$96,886	8
Umatilla	Applewood Village	1999S	549 NW Linda Place	Hermiston	CAPECO	\$505,000	33
Umatilla	Goodwin Court	2000F	238 S Main Street	Pendleton	Goodwin Court LP / Telos Dev	\$305,000	26
Umatilla	Mason Grove	2000S	1060 NE 4th Ave	Milton-Freewater	Mason Grove Developers LLC	\$531,951	30
Umatilla	4th Street Aspens	2002F	530 NE Aspen Drive	Hermiston	Cook Development Corp	\$1,600,000	48
Umatilla	Birch Creek Manor II	2003S	125 SW 2nd St	Pilot Rock	Pilot Rock Hsg Dev Corp	\$88,000	5
Umatilla	Sunset Senior Housing	2005S	425 Current Street	Athena	Sunset Housing Inc	\$140,000	10
Umatilla	Sunland Park Apts	2006A	1630 W Sunland Ave	Hermiston	NW Real Estate Capital Corp / LP	\$2,096,000	40
Umatilla	Pendleton Square Apts I	2006A	300 SW 28th Dr	Pendleton	NW Real Estate Capital Corp / LP	\$1,829,000	30
Umatilla	Buttercreek Apts	2007A	400 SW 11th & 990 W Juniper	Hermiston	Chrisman Dev & Mgmt / Sagebrush LP	\$3,400,000	86
Umatilla	Pendleton Square Apts II	2007A	294 SW 28th Dr	Pendleton	NW Real Estate Capital Corp / LP	\$785,000	15
Umatilla	Cottonwood I	2008F	610 SE 6th St	Hermiston	NW Housing Alternatives	\$815,431	22
Umatilla	Cottonwood II	2008F	750 SE 6th St	Hermiston	NW Housing Alternatives	\$390,797	24
Union	La Grande Retirement Apts	2010	1612 7th Street	La Grande	Chrisman Development and Mgmt Inc	\$1,075,000	46
Union	Blue Springs Crossing	2013	10800 Walton Rd	Island City	Northeast Oregon Housing Authority	\$915,000	38
Union	La Grande Plaza I	2014	703 12th Street	La Grande	Chrisman Development Inc	\$870,000	21
Union	Mallard Heights Apts	1998S	15th & Hartford	Elgin	Community Connection of NE Oregon	\$125,000	11
Union	Ramo Flat Apts	1999S	1091 South Main St	Union	Community Connection of NE Oregon	\$125,000	11
Union	Emily Drive Apts	2002S	10700 Emily Drive	Island City	Community Connection of NE Oregon	\$137,196	11
Union	NK West Building	2003F	1208 Adams Avenue	La Grande	NKW LP / Telos Development Co	\$427,000	24
Union	Grande Woods Apts	2006A	2005 Gekeler Lane	La Grande	NW Real Estate Capital Corp / LP	\$3,525,000	50
Wallowa	Leisure Way Apts	2010	203 N Storie St	Wallowa	Chrisman Development & Mgmt Inc	\$190,000	8
Wallowa	Park St Apts	1997S	603 NW Silver Street	Enterprise	Community Connection of NE Oregon	\$163,250	11
Wasco	Rose Garden Apts	1991P	1021 9th St	The Dalles	Columbia Cascade Housing Corp	\$124,000	8
Wasco	West Park Orchards	1998S	1711 W 13th Street	The Dalles	Columbia Cascade Hsg Corp / LP	\$299,320	22
Wasco	Commodore Bldg, The	2001A	312 Court St	The Dalles	Cook Dev / Columbia Gateway URA	\$345,000	24

Wasco	Sunrise Estates Phase I & II	2009F	2700 W 7th Street	The Dalles	Guardian Affordable Hsg Dev LLC	\$2,500,000	80
Wasco	West Park Place Apts	2010A	1750 West 10th Street	The Dalles	Columbia Cascade Hsg Corp / LP	\$605,000	25
Washington	Crestview Court Apts	2011	4600 SW 141st Ave	Beaverton	Northwest Real Estate Capital Corp	\$2,250,000	48
Washington	Farmington Meadows	2012	4566 SW 160th Avenue	Aloha	Guardian Affordable Hsg Dev LLC	\$4,000,000	69
Washington	Alma Gardens	2012	6300 NE Cherry Dr	Hillsboro	Northwest Housing Alternatives Inc	\$924,285	45
Washington	Barcelona at Beaverton, The	2013	4745 SW Lombard Ave	Beaverton	Community Partners for Affordable Housing Inc	\$800,000	47
Washington	Orchards at Orenco Ph 1, The	2013	6520 NE Cherry Drive	Hillsboro	REACH Orenco LLC	\$1,000,000	57
Washington	Orchards at Orenco II	2014	NE Cherry Dr & NW 229th Ave	Hillsboro	REACH Community Development Inc	\$1,800,000	58
Washington	Bridge Meadows Beaverton	2015	13745 SW Allen Blvd	Beaverton	Bridge Meadows	\$1,800,000	37
Washington	Cornelius Place	2016	1310 N Adair St	Cornelius	BRIDGE Housing Corp	\$1,800,000	45
Washington	Orchards at Orenco Phase III	2016	6598 NE Cherry Dr	Hillsboro	REACH CDI	\$1,800,000	52
Washington	Carriage Place Apts	1991P	21843 SW Sherwood Blvd	Sherwood	Carriage Apts LLC	\$554,000	24
Washington	Maple Court Apts	1994F	1600 SE Maple	Hillsboro	The Dalton Company	\$710,000	20
Washington	North Plains Senior Plaza	1995F	3485 NW Kaybern St	North Plains	Kent Apts LP	\$937,088	33
Washington	Reedville Apts	1997S	21141 SW Alexander St	Aloha	Bienestar fka Hsg Dev Corp NW OR	\$532,656	49
Washington	Montebello	1997S	220 SE 12th Ave	Hillsboro	Bienestar fka Hsg Dev Corp NW OR	\$1,336,198	45
Washington	Covey Run Townhomes	1999S	2344 B Street	Forest Grove	Cascade Housing Group LLC / LP	\$2,460,000	40
Washington	Jose Arciga Apts	2000F	2922 & 3014 19th Ave; 3231 22nd Place; 15th Ave & N Fremont St	Forest Grove; Cornelius	Bienestar / Jose Arciga Apts LP	\$1,900,000	50
Washington	Village at Washington Square	2000S	11159 & 11165 SW Hall Blvd	Tigard	Cmty Partners for Aff Hsg / Vlg at WA Square LP	\$1,026,315	26
Washington	Villa Capri	2001F	11600 SE Washington & 20621-20799 NW Quatama Rd E	Hillsboro	Villa Capri Apts LP	\$1,745,000	63
Washington	Oleson Woods Apts	2003F	9055 SW 91st Ave	Tigard	Cmty Partners for Aff Hsg / Oleson Woods LP	\$850,000	32
Washington	Merlo Station Apts I	2006A	2032 SW Merlo Court	Beaverton	Merlo Station Apts I LP	\$3,600,000	80
Washington	Garden Grove Apts	2006A	2727 22nd Ave	Forest Grove	NW Real Estate Capital Corp / LP	\$3,729,000	48
Washington	Stewart Terrace	2007A	1000 N Sherwood Blvd	Sherwood	NW RE Capital Corp / Stewart Terrace Apts LLC	\$1,645,000	29
Washington	Knoll at Tigard, The	2009S	12291 SW Knoll Dr	Tigard	Cmty Partners for Aff Hsg / Knoll at Tigard LP	\$1,500,000	48
Washington	Woodland Park Apts	2015A	280 SE 12th Ave	Hillsboro	BRIDGE Housing Corp	\$2,500,000	111
Yamhill	Deskens Commons	2012	Not Disclosed	Newberg	Housing Authority of Yamhill Co	\$1,397,613	56
Yamhill	Heritage Place Apts	1991P	2015 N Hembree St	McMinnville	Heritage Place Apts LP	\$1,390,000	60
Yamhill	Camellia Court	1995S	601 N Sitka Ave	Newberg	Yamhill Community Action Program	\$713,381	24
Yamhill	Abbey Heights	1996S	Not Disclosed	Lafayette	Housing Authority of Yamhill Co	\$1,020,000	32
Yamhill	Haworth Terrace Apts	1999S	Not Disclosed	Newberg	Housing Authority of Yamhill Co	\$920,000	38
Yamhill	Redwood Commons	2001F	2161 NE Lafayette Ave	McMinnville	RK Holdings LLC / Rembold Co	\$1,400,000	64
Yamhill	Sunflower Park Apts	2004F	315 NE May Lane	McMinnville	Meadow View PI Apts LP / Cascade Hsg	\$850,000	33
Yamhill	Village Quarter	2006F	Not Disclosed	McMinnville	Housing Authority of Yamhill Co	\$2,240,000	50
Yamhill	Villa West	2007A	201 SW Agee St	McMinnville	LP / NW Real Estate Capital Corp.	\$2,400,000	48

A Place to Call Home: Jackson County

Homes give people an opportunity to build better lives and communities. But how do Jackson County residents fare?

We have a serious shortage of affordable housing

For every 100 families with extremely low incomes, there are only 16 affordable units available.



4,705

units are needed to meet the need

1 out of 3



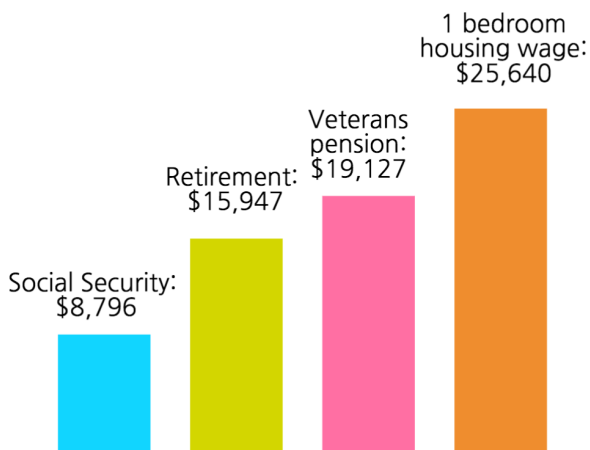
renters are paying more than 50% of their income in rent

3 out of 4



renters with extremely low incomes are paying more than 50% of their income in rent

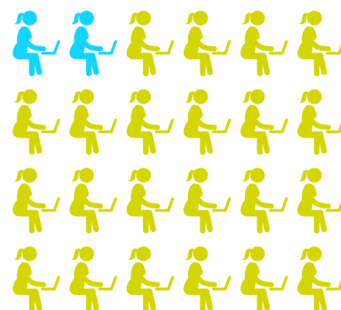
Our neighbors are facing homelessness



Oregonians on fixed incomes struggle to pay rent even for a one bedroom apartment.

2 students

in each classroom experienced homelessness in 2015-2016



That's 2,451 children during the 2015-16 school year in Jackson County.

Workers can't afford rent

\$11.92

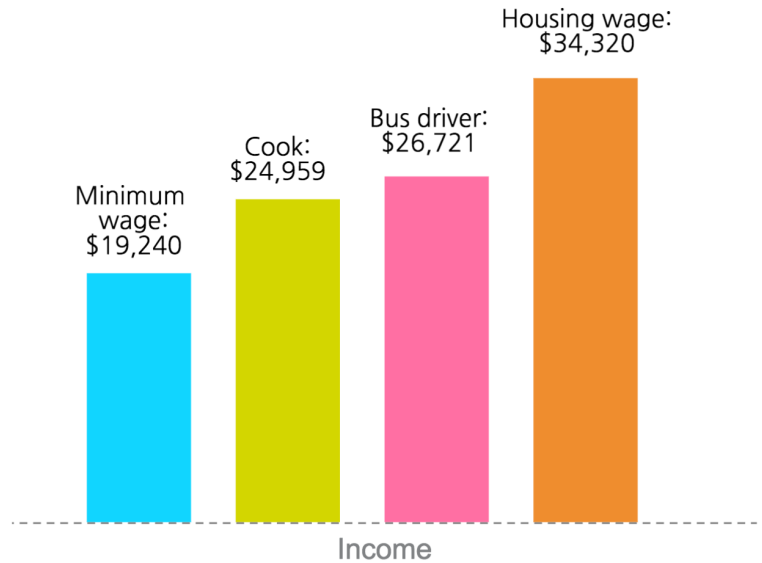


Mean renter wage



Number of hours per week at minimum wage needed to afford a 2 bedroom apartment

A household must earn at least \$34,320 to afford a 2 bedroom apartment at fair market rent.

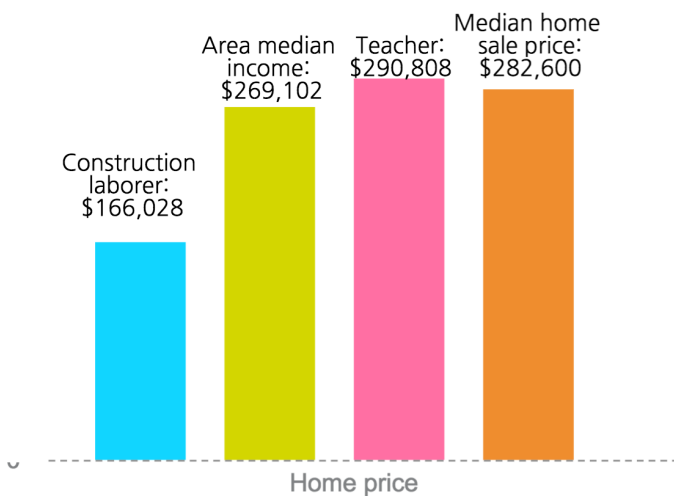


Homeownership is out of reach for many

Average home price an individual can afford

\$282,600

median home sale price, Sept. 2016 year to date



A Place to Call Home: Josephine County

Homes give people an opportunity to build better lives and communities. But how do Josephine County residents fare?

We have a serious shortage of affordable housing

For every 100 families with extremely low incomes, there are only 26 affordable units available.



1,970

units are needed to meet the need

Nearly 1 out of 3



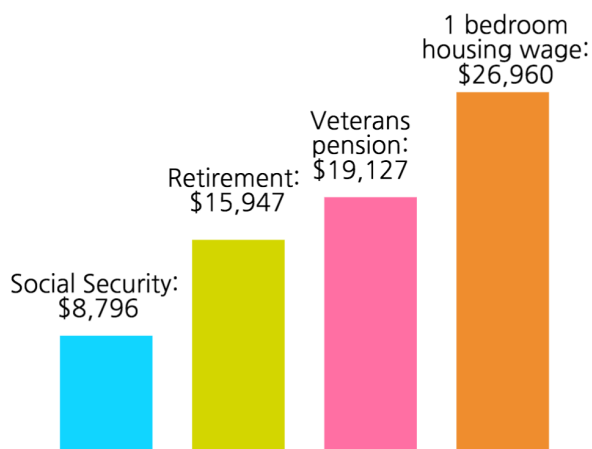
renters are paying more than 50% of their income in rent

More than half



renters with extremely low incomes are paying more than 50% of their income in rent

Our neighbors are facing homelessness



Oregonians on fixed incomes struggle to pay rent even for a one bedroom apartment.

1 out of 18 students

experienced homelessness in 2015-2016



That's 610 children during the 2015-16 school year in Josephine County.

Workers can't afford rent

\$10.32

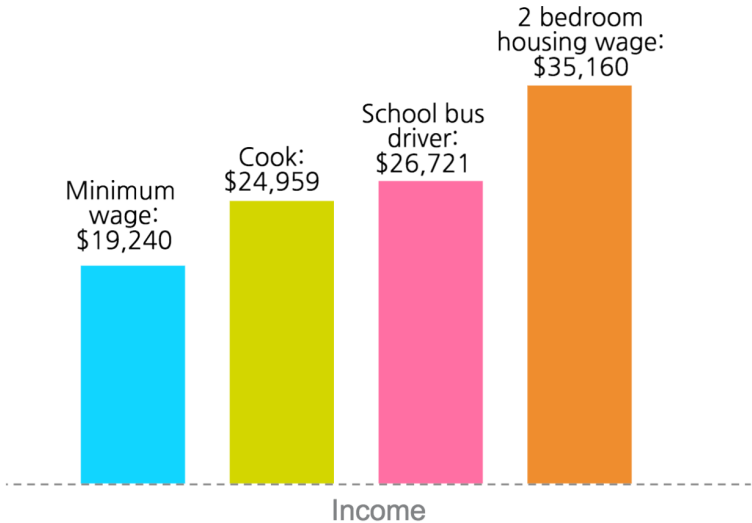


Mean renter wage



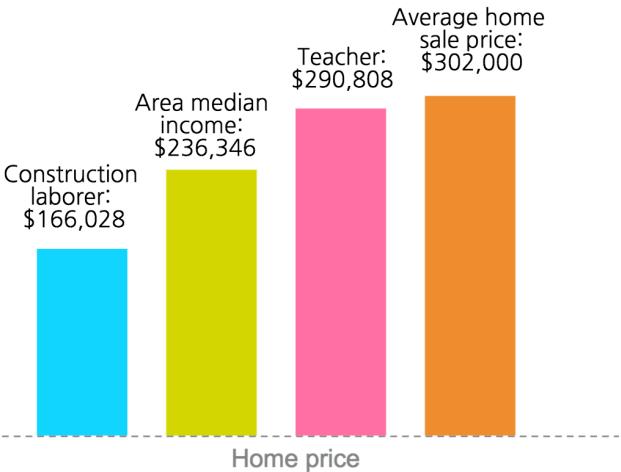
Number of hours per week at minimum wage needed to afford a 2 bedroom apartment

A household must earn at least \$34,320 to afford a 2 bedroom apartment at fair market rent.



Homeownership is out of reach for many

Average home price an individual can afford



\$302,000

average sale price, September 2016



...up 38.3% from 2015



A Place to Call Home: Multnomah County

Homes give people an opportunity to build better lives and communities. But how do Multnomah County residents fare?

We have a serious shortage of affordable housing

For every 100 families with extremely low incomes, there are only 22 affordable units available.



27,490

units are needed to meet the need

1 out of 4



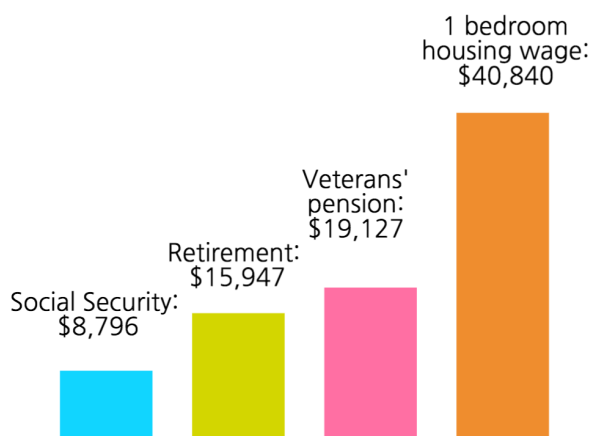
of all renters are paying more than 50% of their income in rent

2 out of 3



renters with extremely low incomes are paying more than 50% of their income in rent

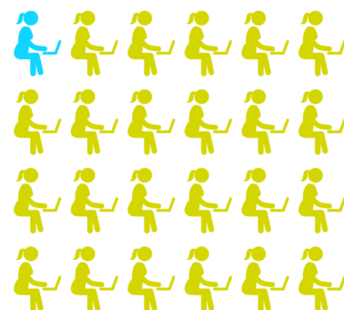
Our neighbors are facing homelessness



Oregonians on fixed incomes struggle to pay rent even for a one bedroom apartment.

1 student

in each class experienced homelessness in 2015-2016



That's 4,064 children during the 2015-16 school year in Multnomah County.

Workers can't afford rent

\$15.08

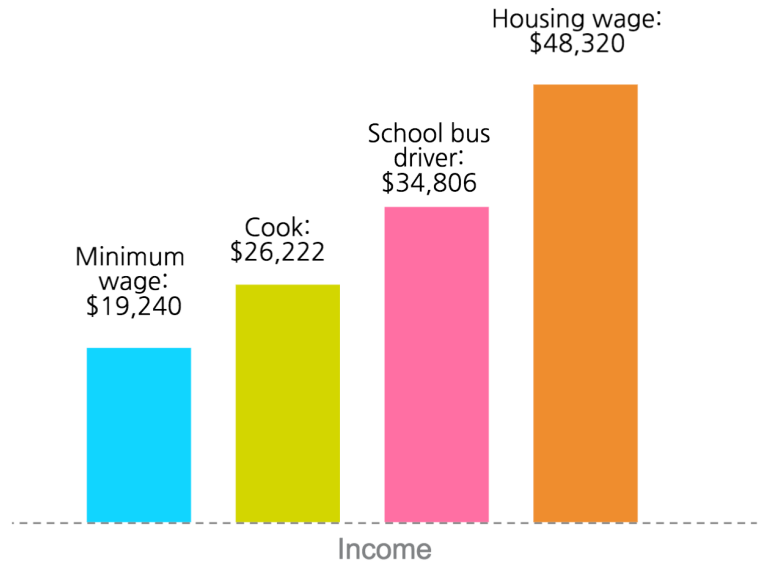


Mean renter wage



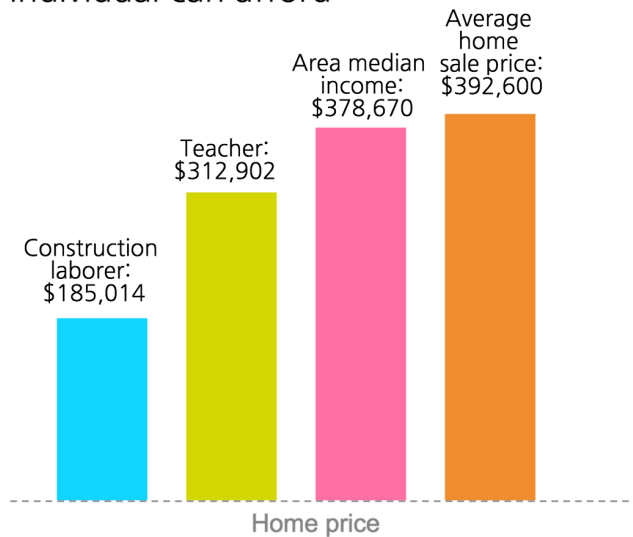
Number of hours per week at minimum wage needed to afford a 2 bedroom apartment

A household must earn at least \$48,320 to afford a 2 bedroom apartment at fair market rent.



Homeownership is out of reach for many

Average home price an individual can afford



\$392,600

average home sale price, Portland metro area, September 2016



...up 11.4% from 2015



A Place to Call Home: Polk County

Homes give people an opportunity to build better lives and communities. But how do Polk County residents fare?

We have a serious shortage of affordable housing

For every 100 families with extremely low incomes, there are only 17 affordable units available.



1,686

units are needed to meet the need

1 out of 4



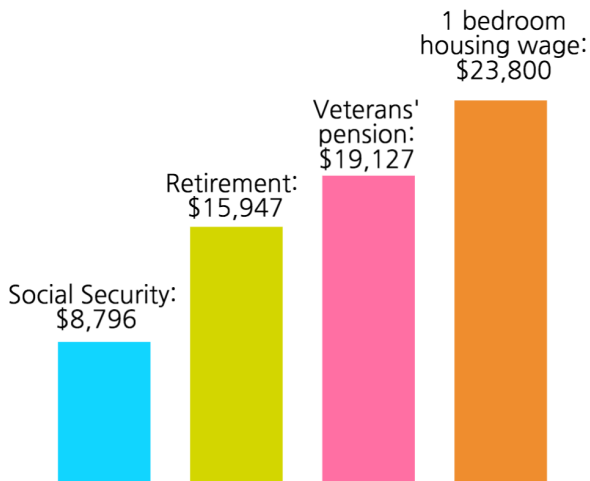
of all renters are paying more than 50% of their income in rent

3 out of 4



renters with extremely low incomes are paying more than 50% of their income in rent

Our neighbors are facing homelessness



Oregonians on fixed incomes struggle to pay rent even for a one bedroom apartment.

1 student

in every two classrooms experienced homelessness in 2015-2016



That's 177 children during the 2015-16 school year in Polk County.

Workers can't afford rent

\$8.08

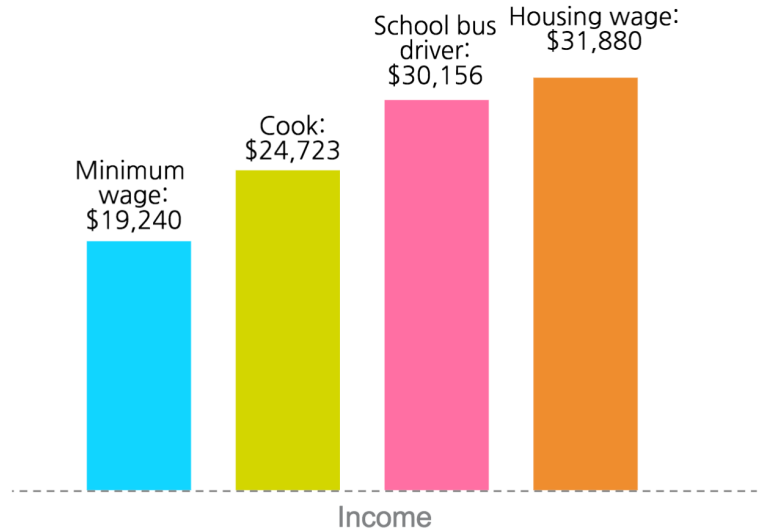


Mean renter wage



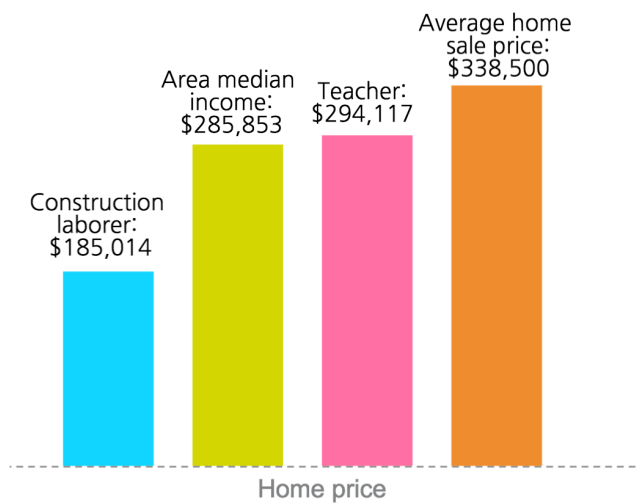
Number of hours per week at minimum wage needed to afford a 2 bedroom apartment

A household must earn at least \$31,880 to afford a 2 bedroom apartment at fair market rent.



Homeownership is out of reach for many

Average home price an individual can afford



\$338,500

average home sale price
September 2016



...up 12% from 2015



A Place to Call Home: Clackamas County

Homes give people an opportunity to build better lives and communities. But how do Clackamas County residents fare?

We have a serious shortage of affordable housing

For every 100 families with extremely low incomes, there are only 18 affordable units available.



6,440

units are needed to meet the need

1 out of 4



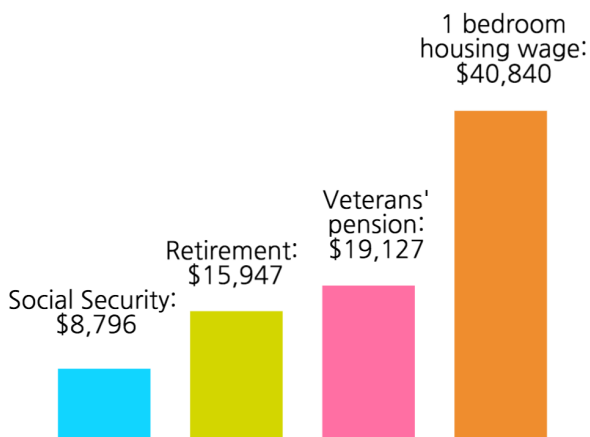
of all renters are paying more than 50% of their income in rent

3 out of 4



renters with extremely low incomes are paying more than 50% of their income in rent

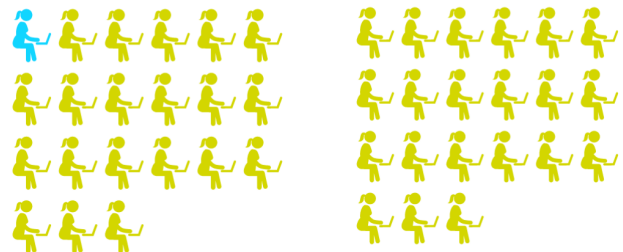
Our neighbors are facing homelessness



Oregonians on fixed incomes struggle to pay rent even for a one bedroom apartment.

1 student

in every two classrooms experienced homelessness in 2015-16



That's 1,392 children during the 2015-16 school year in Clackamas County.

Workers can't afford rent

\$14.18

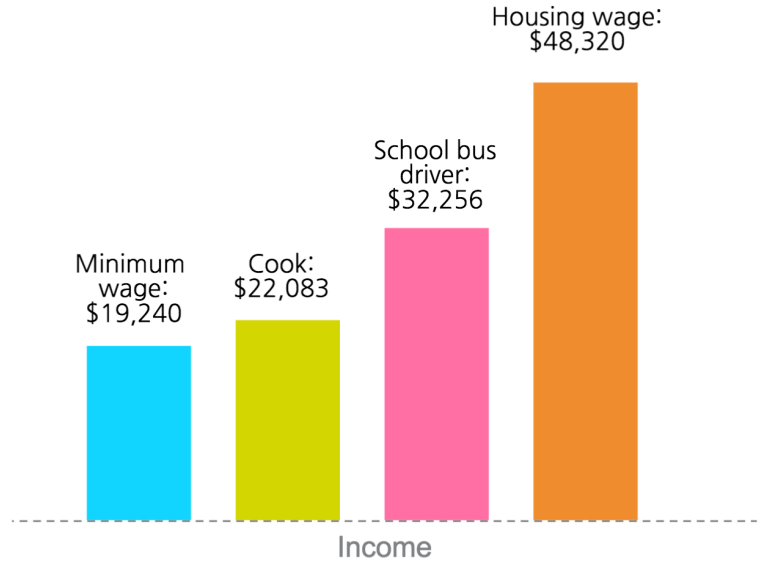


Mean renter wage



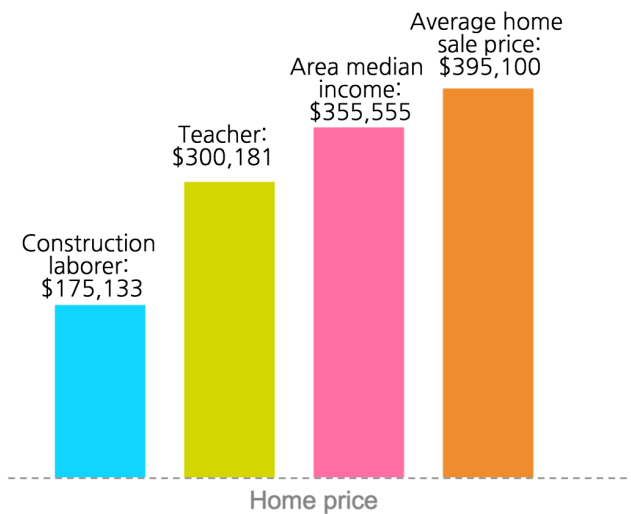
Number of hours per week at minimum wage needed to afford a 2 bedroom apartment

A household must earn at least \$48,320 to afford a 2 bedroom apartment at fair market rent.



Homeownership is out of reach for many

Average home price an individual can afford



\$395,100

average home sale price, Milwaukie/Clackamas September 2016



...up 11.1% from 2015



A Place to Call Home: Douglas County

Homes give people an opportunity to build better lives and communities. But how do Douglas County residents fare?

We have a serious shortage of affordable housing

For every 100 families with extremely low incomes, there are only 29 affordable units available.



1,660

units are needed to meet the need

1 out of 4



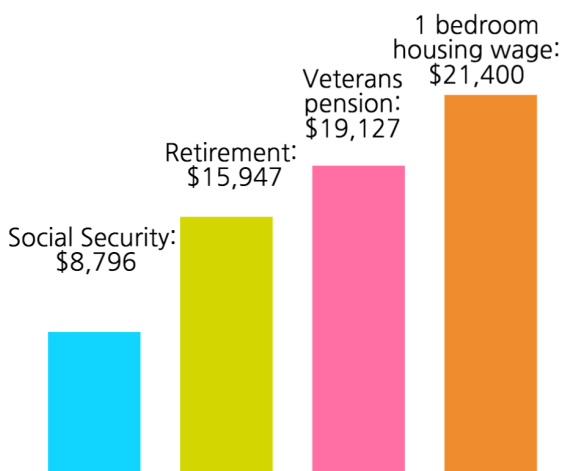
renters are paying more than 50% of their income in rent

2 out of 3



renters with extremely low incomes are paying more than 50% of their income in rent

Our neighbors are facing homelessness



Oregonians on fixed incomes struggle to pay rent even for a one bedroom apartment.

1 student

in each class experienced homelessness in 2015-2016



That's 472 children during the 2015-16 school year in Douglas County.

Workers can't afford rent

\$11.41

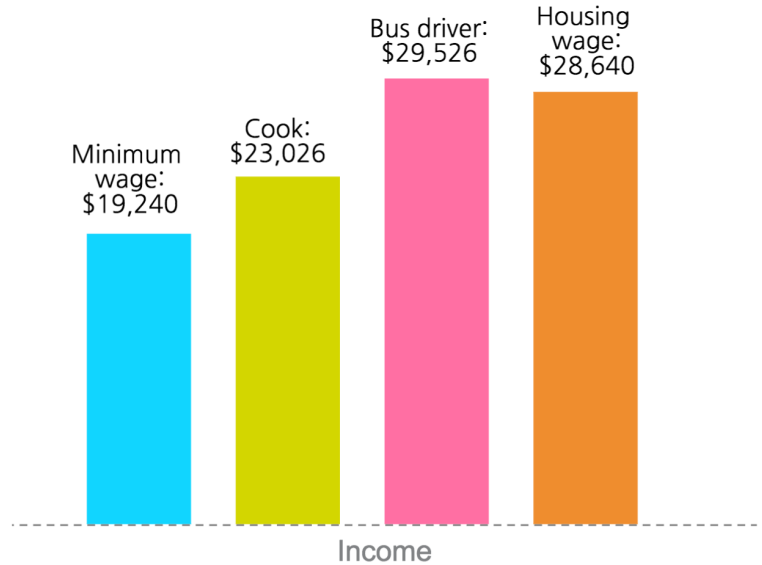


Mean renter wage



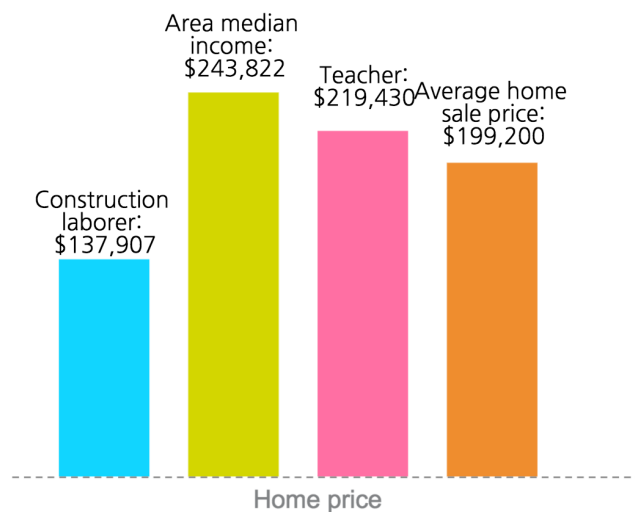
Number of hours per week at minimum wage needed to afford a 2 bedroom apartment

A household must earn at least \$28,640 to afford a 2 bedroom apartment at fair market rent.



Homeownership is out of reach for many

Average home price an individual can afford



\$199,200

average home price, September 2016



...up 7.3% from 2015



A Place to Call Home: Yamhill County

Homes give people an opportunity to build better lives and communities. But how do Yamhill County residents fare?

We have a serious shortage of affordable housing

For every 100 families with extremely low incomes, there are only 22 affordable units available.



1,920

units are needed to meet the need

More than 1 out of 4



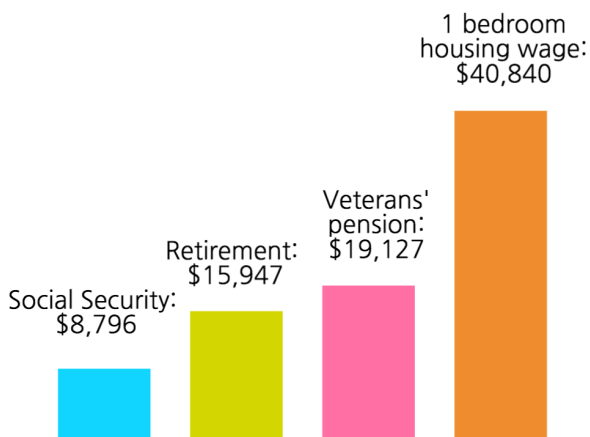
renters are paying more than 50% of their income in rent

Nearly 3 out of 4



renters with extremely low incomes are paying more than 50% of their income in rent

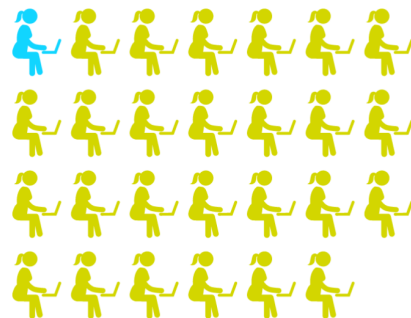
Our neighbors are facing homelessness



Oregonians on fixed incomes struggle to pay rent even for a one bedroom apartment.

1 student

in each classroom experienced homelessness in 2015-2-16



That's 632 children during the 2015-16 school year in Yamhill County.

Workers can't afford rent

\$11.11

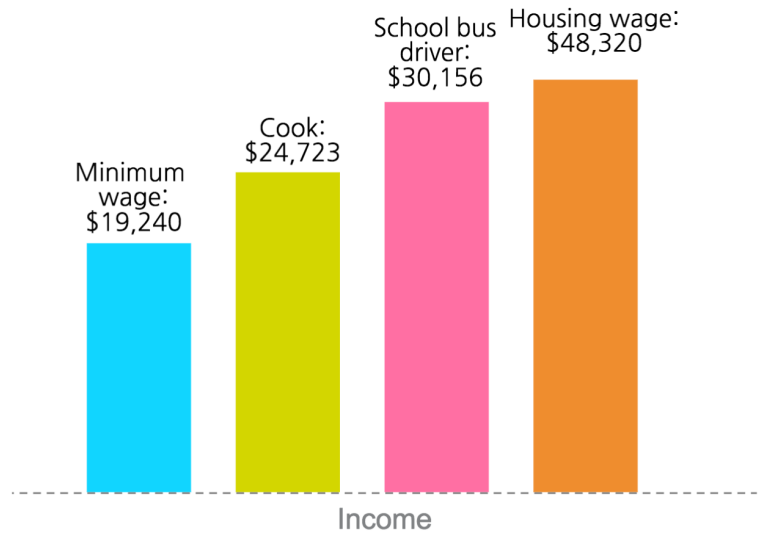


Mean renter wage



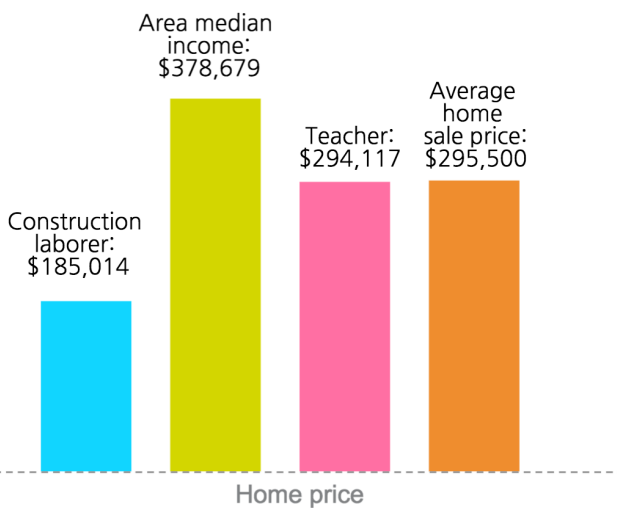
Number of hours per week at minimum wage needed to afford a 2 bedroom apartment

A household must earn at least \$48,320 to afford a 2 bedroom apartment at fair market rent.



Homeownership is out of reach for many

Average home price an individual can afford



\$295,500

average home price, Yamhill County September 2016



...up 9.8% from 2015

