



Annual Report
December 2008



Oregon Housing and Community Services

What We Do
Matters!



Director's Message

Victor Merced
Agency Director

Housing and community services have an important place in our lives.

The December 2008 Annual Report provides an introduction to our agency programs and services.

Oregon Housing and Community Services (OHCS) achieved remarkable successes during the past year.

OHCS made significant achievements in preserving subsidized rentals threatened with conversion to market-rate housing, in maximizing access to funding by housing developers and community service professionals, and in nurturing and sustaining homeownership for Oregonians.

We trust this report will give you a quick and reliable overview of our performance in providing affordable housing and programs that bring needed food and social services to communities throughout Oregon.

Sincerely,

A handwritten signature in black ink that reads "Victor Merced". The signature is fluid and cursive, written in a professional style.

Victor Merced

Our Partners

OHCS works closely with the Oregon Housing Council and many partners in providing programs and services throughout Oregon.

Oregon State Housing Council

The Council advises OHCS on statewide housing priorities, reviews major housing proposals, and provides leadership to finance and develop affordable housing throughout the state.

Housing Developers

OHCS works with Housing Authorities, Community Development Corporations, and private and non-profit developers in creating tailored projects that meet the needs of their respective communities.

State Housing Council Members



Larry Medinger, Council Chair
Ashland



Scott Cooper
Prineville



John Epstein
Portland



Maggie LaMont
La Grande



Stuart E. Liebowitz
Roseburg



Francisco López
Salem



Jeana Woolley
Portland

Financial Partners

State and federal tax credits and bonds finance affordable housing. This leverages private financing from banks and other lending institutions committed to providing affordable housing.

Community Action

Community Action Agencies partner with OHCS to provide a range of services to low-income households, including energy assistance, weatherization, self-sufficiency case management, and other supportive services.

Service Providers

Many state and local service providers work together with OHCS to support deserving Oregonians – facing hunger, homelessness, and poverty – in meeting their basic needs.

Other Partners

OHCS also works with local governments, for-profit and non-profit organizations, and volunteer groups on various community issues. In addition, OHCS participates on boards and councils with other state agencies, including:

- The Interagency Council on Hunger and Homelessness
- The Governor’s Economic Revitalization Team
- The Advisory Committee on Energy
- The Governor’s Re-entry Council
- The Governor’s Task Force on Veterans’ Services
- The Governor’s Recovery Cabinet

Agency Vision, Mission, and Goals

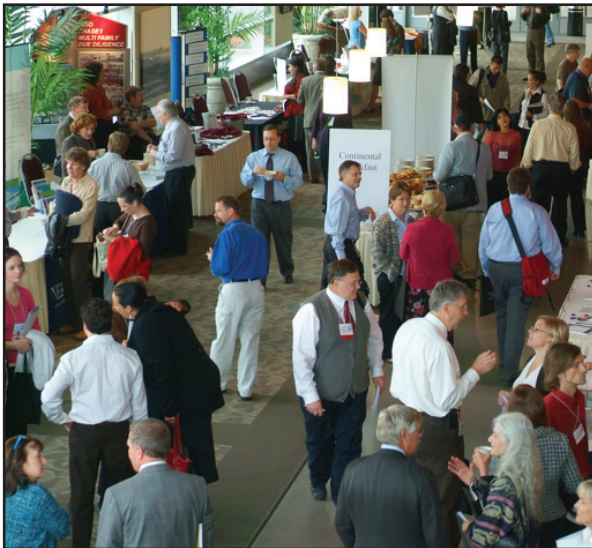
Oregon Housing and Community Services takes great pride in its relationships. These carefully nurtured connections between employees, partners, and lawmakers keep the agency tightly focused on successful outcomes, guided by its vision, mission, and goals:

Vision

All Oregonians have housing that meets their needs.

Mission

Provide leadership that enables Oregonians to gain housing, become self-sufficient, and achieve prosperity.

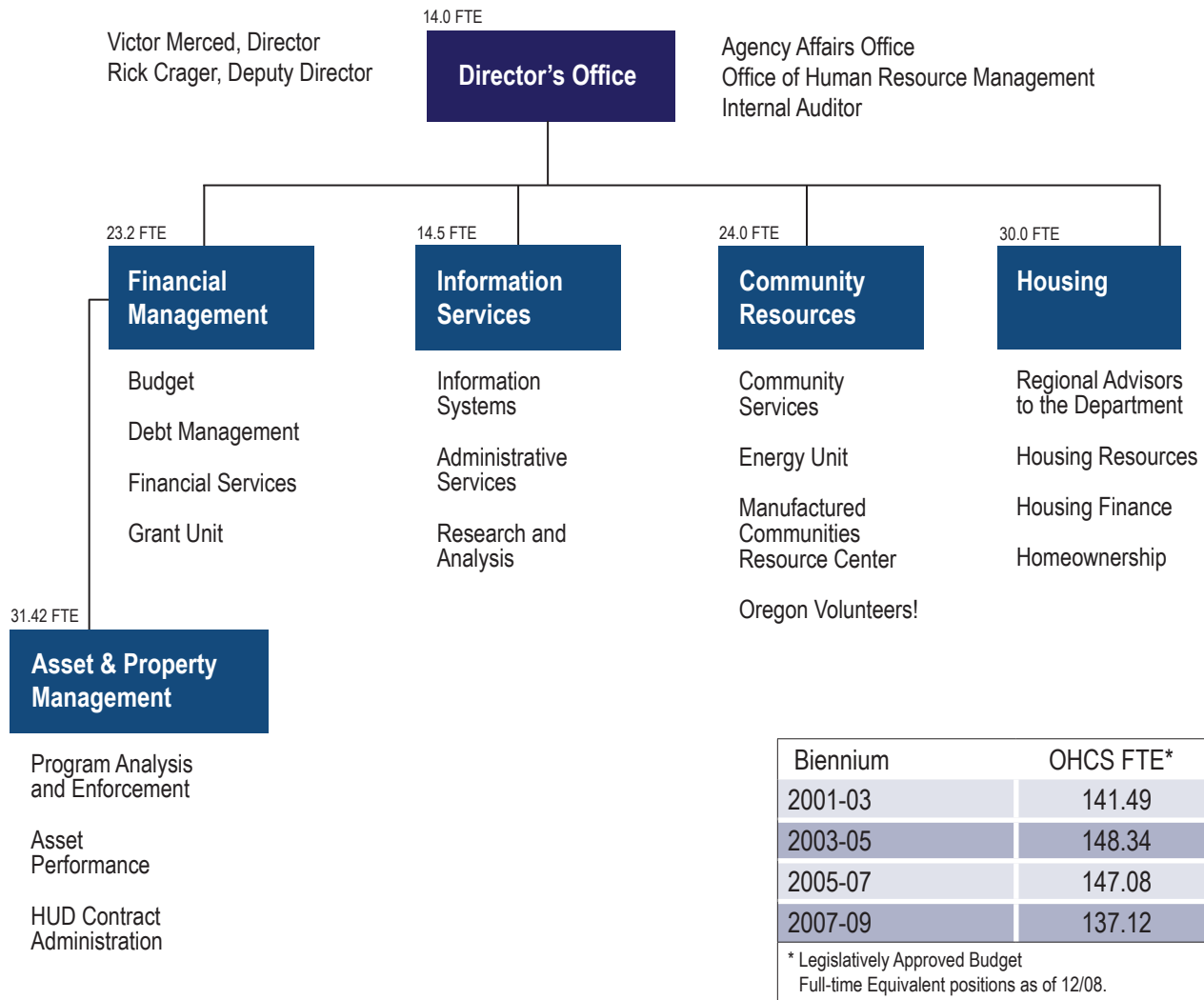


OHCS staff and partners at the 2008 OHCS Conference, "Creating Opportunities to Thrive!"

Goals

- 1 Secure an end to hunger and homelessness for all Oregonians.
- 2 Ensure an ongoing inventory of affordable housing that meets community needs.
- 3 Help ensure that our partners have sufficient capacity to use OHCS resources effectively.
- 4 Create an agency culture that enables our staff to deliver the best possible programs and services.
- 5 Secure the long-term financial stability of OHCS.

Oregon Housing and Community Services

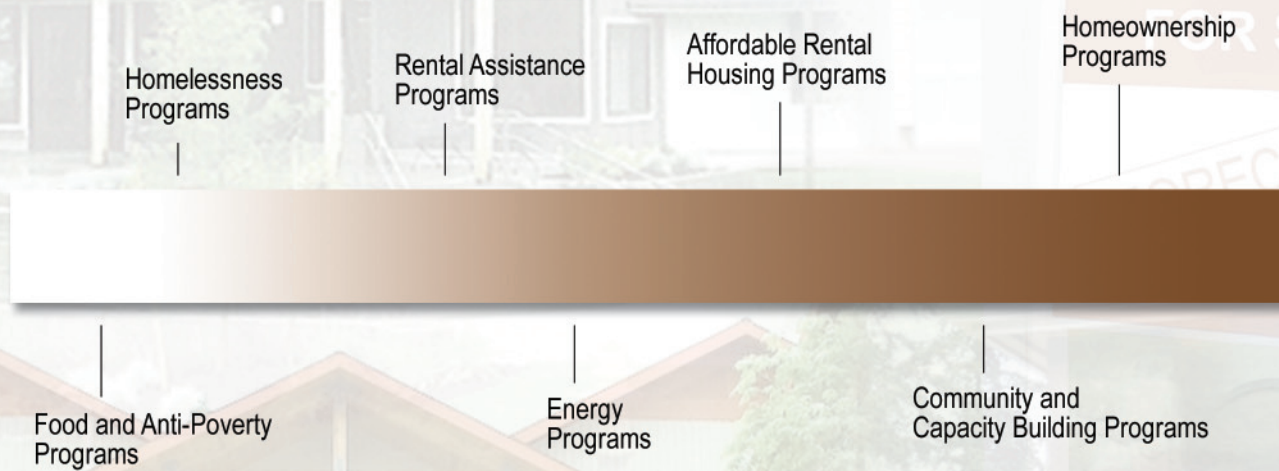


Oregon Housing and Community Services Staff



OHCS Programs

The next few pages outline major OHCS program areas. OHCS programs help Oregonians in need attain affordable housing and appropriate support services to provide a stable foundation for self-sufficiency.



Providing funds through local housing authorities and other government offices in 2007, OHCS assisted more than 305,440 Oregonians at or below 50 percent of median income. This included:

	OHCS Served		Oregon Population
	Number	Percent	Percent
Hispanic*	68,627	22.5%	10.6%
▪ Native Hawaiian/Pacific Islander	2,155	0.7%	0.2%
▪ Asian	6,075	2.0%	3.6%
▪ American Indian/Alaskan Native	12,627	4.1%	1.9%
▪ Black/African American	16,713	5.5%	1.7%
▪ Multi-Race/Other	34,669	11.4%	6.8%
▪ White	233,201	76.3%	85.8%
Total	305,440	100.0%	100.0%

* Hispanic is an ethnic classification that is independent of race. Hispanic overall totals are shown and Hispanics are also counted as part of the other race totals. The grand total will exceed 100 percent if it also includes the overall Hispanic total.

Homelessness Programs

OHCS homeless programs provide emergency shelter, transitional housing, and support services to people experiencing homelessness. These programs also provide rent and utility assistance to households “at risk” to prevent homelessness.

Emergency Housing Assistance Program

assists persons who are homeless or at risk of homelessness through emergency shelters, transitional housing, support services, and rent/utility/mortgage assistance.

Statewide Homeless Assistance Program

funds emergency shelters, nutritional assistance, and referral services. Community Action Agencies administer the program at the local level and assist participants in accessing services to meet their long-term needs.

Homeless programs served thousands of households in FY 2008. Still, the one-night-homeless count shows homelessness is rising faster than our present ability to provide solutions.

Emergency Shelter Grant Program

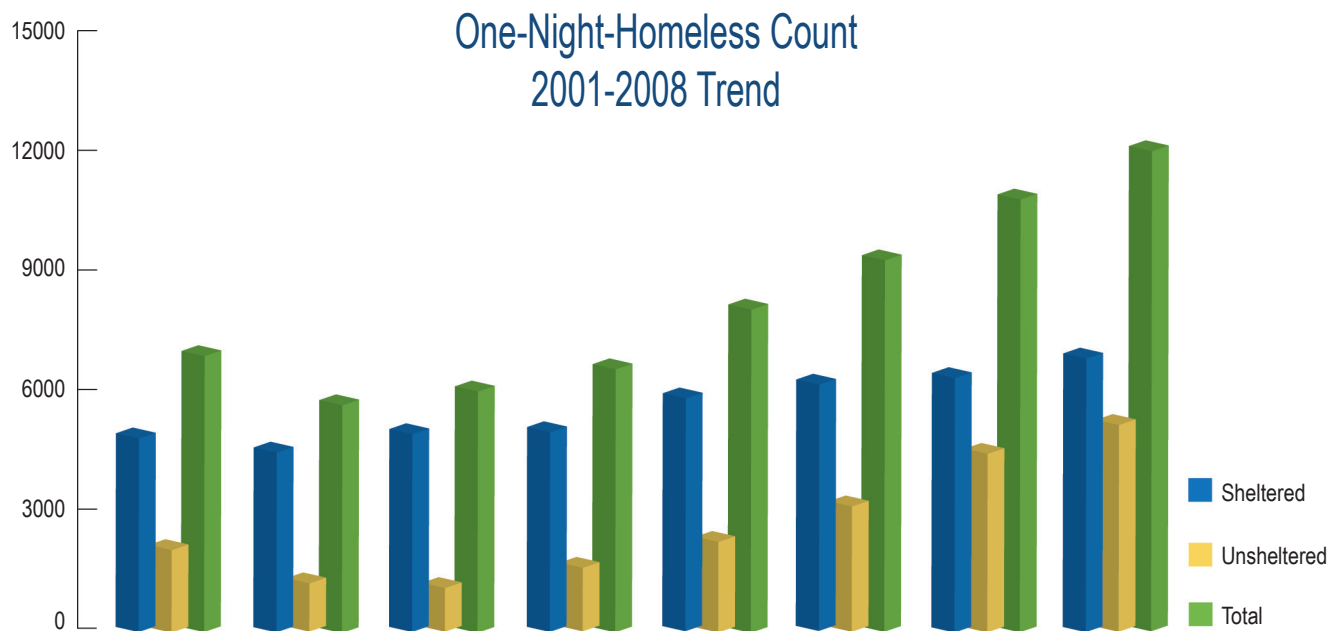
increases the bed capacity of emergency shelters and supports homeless prevention activities with federal funds.

Continuum of Care

provides a range of services to low-income households, including energy assistance, weatherization, case management, and other supportive services through Community Action Agencies.

Housing Stabilization Program

provides funding for state and local programs to fight hunger, homelessness, and poverty – helping households meet their basic needs.



	2001	2002	2003	2004	2005	2006	2007	2008
Sheltered	5,050	4,687	5,158	5,209	6,073	6,425	6,637	7,136
Unsheltered	2,149	1,255	1,135	1,653	2,359	3,267	4,655	5,393
Total	7,199	5,942	6,293	6,862	8,432	9,692	11,292	12,529

Rental Assistance Programs

OHCS rental assistance programs enable low- and very-low-income households to remain in stable affordable housing as they work to improve their situation.

Section 8 Rent Subsidy Assistance

provides rental assistance to qualified low-income Oregonians. These funds are dedicated to specific housing projects through contracts with the U.S. Department of Housing and Urban Development.

HOME Tenant-Based Assistance (HOME TBA)

uses federal funds to subsidize rent for very-low-income Oregonians. OHCS contracts with other public service agencies to provide transitional rental assistance and case management to help households achieve self-sufficiency.

Low-Income Rental Housing Fund (LIRHF)

is another program providing very-low-income families and individuals with transitional rental assistance and case management. These funds also leverage HOME TBA funds in rural areas of the state.



Park Vista Apartments in Portland.

Affordable Rental Housing Programs

OHCS affordable rental housing programs provide resources to develop housing that meets the varied circumstances of low-income Oregonians.

Stable housing can provide a safe environment for those overcoming dependencies or transitioning from corrections programs. Housing for people with disabilities and elderly often includes special design features for better livability and accommodations for care providers.

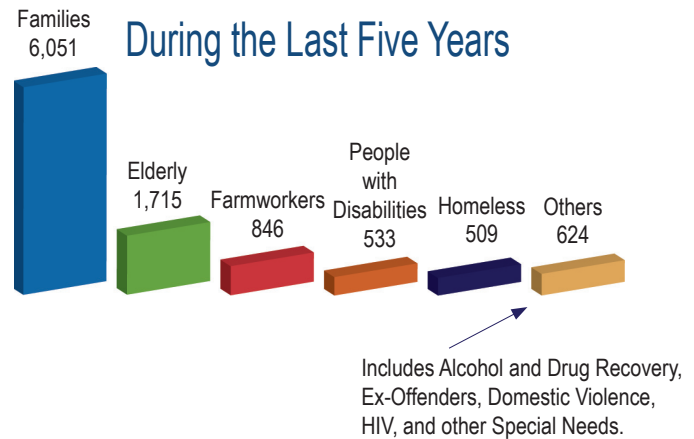
Permanent supportive housing with appropriate services can make a critical difference in helping homeless people transition from homelessness to self-sufficiency.

OHCS has a thorough review process for underwriting affordable rental housing projects for which state resources are sought. The process involves a review of many factors, including:

- Unmet affordable housing needs in the community
- Market studies of estimated demand
- Cost efficiencies of the project
- Long-term operations and financial viability
- Opportunities to leverage other outside or private resources
- Strength of the project development and management team

OHCS conducts management, occupancy, and physical inspections to ensure that projects are financially stable and that ongoing maintenance and long-term capital needs are met. Approximately 700 projects are monitored annually covering nearly 40,000 units.

Populations Served with Grants or Tax Credits During the Last Five Years



Belleau Woods Apartments in Beaverton.

Homeownership Programs

OHCS homeownership programs help low- and moderately-low-income families toward homeownership through:

- Below-market-rate loans
- Down payment assistance
- Homeownership education

According to the 2007 U.S. Census American Community Survey, Oregon's homeownership rate is 64.6 percent compared to the U.S. average of 67.2 percent.

OHCS is working with community partners to improve the homeownership rate for minorities, which falls below the homeownership rate for Whites.

OHCS also administers programs that effectively prevent and address the issues of foreclosures.

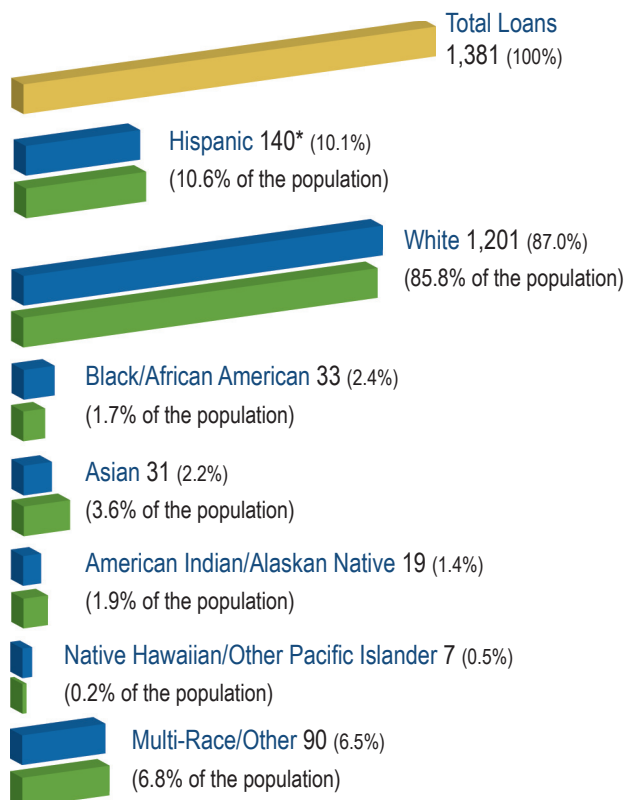
Through a grant from NeighborWorks®, OHCS provides foreclosure counseling to homeowners facing foreclosure. The program's goal is to assist 925 families by the second quarter of 2009.

OHCS also administers the Neighborhood Stabilization Program, helping targeted areas experiencing a high incidence of foreclosures. The program provides funds to acquire foreclosed and abandoned properties, converting them to affordable housing.



In 2007, OHCS provided 63 down-payment-assistance loans (up to \$10,000 per loan).

Single Family Loans 2007



* Hispanic is an ethnic classification that is independent of race. Hispanic overall totals are shown and Hispanics are also counted as part of the other race totals. The grand total will exceed 100 percent if it also includes the overall Hispanic total.

Food and Anti-Poverty Programs

OHCS food programs provide nutritious food for Oregonians in need.

OHCS is actively involved with the Interagency Council on Hunger and Homelessness and the Oregon Hunger Task Force to help ensure that state food and nutrition programs operate efficiently and effectively.

According to the United States Department of Agriculture, Oregon ranked third “hungriest” among all states from 2005 to 2007. The recent downturn in the economy has increased the number of Oregonians at risk of hunger or reduced food choices.

Hunger is directly related to other basic household needs. Oregonians in poverty often face trade-offs between food, housing, and health care.

As Oregon makes progress toward meeting the affordable housing needs of communities, a corresponding improvement will be made in reducing hunger.

General Fund Food Program

funds are passed through the Oregon Food Bank for food acquisition and the related costs of food distribution. The funds support the food bank delivery network, increase hunger awareness, provide information on food assistance programs, increase capacity for regional coordinating agencies, and purchase bulk foods for repackaging.



Emergency Food Assistance Program

dispenses USDA commodities to needy persons through emergency food boxes and congregate meal sites. OHCS contracts with the Oregon Food Bank, which coordinates the program statewide through 20 regional food banks, distributing commodities to more than 900 relief agencies.

Commodity Supplemental Food Program

provides nutrition typically lacking in diets of income-eligible seniors, children, and pregnant women who are vulnerable to malnutrition.

Food Distribution Program on Indian Reservations

distributes a month’s supply of food to income-eligible tribal households residing within the Umatilla-Morrow County service area.

Community Services Block Grant

is a federal, anti-poverty block grant that funds the operations of a state-administered network of community-based agencies. In 2008, OHCS allocated \$4.7 million in CSBG funds directly to community action agencies. An additional \$260,000 may be allocated for emergencies and innovative programs throughout the state.

Food Distribution		
Program Year 2007-08	Pounds of Food	Dollar Equivalent
General Fund Food Program	2,050,000	\$1,502,281
Emergency Food Assistance Program	5,535,493	\$4,056,520
Commodity Supplemental Food Program	408,472	\$307,018
Food Distribution Program on Indian Reservations	111,962	\$85,133

Energy Programs

Low-Income Weatherization Assistance

OHCS works through 17 local Community Action Agencies and two Tribal Nations to deliver weatherization and energy conservation services at no cost to households at or below 60 percent of Oregon’s statewide median income.

More tribes are becoming sub-grantee partners in 2009, which will increase the service delivery to Native Americans in Oregon.

Weatherization Assistance provided:

- Full weatherization to 3,479 homes in FY 2007-08
- Improvements that reduced space-heating costs –
 - In gas-heated homes by 33 percent
 - In electric-heated homes by 24 percent
- Continuing benefits year after year

The program has other benefits, including:

- Reduced air pollution/carbon dioxide emissions
- An additional 1.66 new jobs for every home weatherized – an estimated 680 jobs in FY 2007-08.
- Weatherization improvements extend the life of affordable housing



Energy Assistance

OHCS in partnership with the Community Action Partnership of Oregon provides energy assistance and other energy related services to households whose income falls at or below 60 percent of state median income. The assistance and services are designed to:

- Reduce household energy bills
- Improve long-term payment patterns
- Reduce household future needs for energy assistance
- Further household awareness of energy use
- Increase household self-sufficiency

Program Year	Households Served	Average Payment per Year	Total Bill Payment Assistance
2004	72,178	\$298	\$21,523,679
2005	74,913	\$308	\$23,107,107
2006	73,663	\$315	\$23,227,056
2007	74,085	\$323	\$23,925,306
2008	82,394	\$341	\$28,124,404

For more information on Weatherization and Energy Assistance, go to:
http://www.ohcs.oregon.gov/OHCS/SOS_Energy_Weatherization_Programs.shtml

Community Capacity Building Programs

OHCS and its housing and community services partners provide many programs to strengthen communities.

Oregon Volunteers!

Housed within OHCS, Oregon Volunteers! promotes and supports AmeriCorps, volunteerism, and civic engagement to strengthen Oregon communities. The program is funded by the Corporation for National and Community Service. For more information on volunteer programs see: www.oregonvolunteers.org



Manufactured Community Resource Center assists park owners and residents in resolving concerns associated with their parks and living situations through informal dispute resolution. It also engages in activities that may lead to improvements in manufactured dwelling park relationships. For more information see: http://www.ohcs.oregon.gov/OHCS/MDP_Manufactured_Dwelling_Park_Services_Oregon.shtml



Individual Development Accounts

OHCS contracts with the Neighborhood Partnership Fund to administer the program. Individual Development Accounts are an innovative way for low-income Oregonians to gain greater financial security. IDAs teach savings and budgeting skills.

IDAs make it possible for low-income Oregonians to build financial assets by matching monthly savings for the purchase of an asset. Participants select an asset goal – perhaps their first home, paying for post-secondary education, or starting a small business – attend financial education classes, and work to achieve their savings goal. For more information see: www.oregon.gov/OHCS/PPR_AssetBuilding.shtml or www.tnpf.org/



Over 1,200 manufactured dwelling parks throughout Oregon provide an important source of affordable housing. Since 2000, nearly 70 of these parks have closed. The preservation of manufactured dwelling parks will continue to be an important housing issue in the years ahead.

Program Outreach and Accountability

Program Outreach and Accountability programs provide the central services and operations supporting all other OHCS programs.

Director's Office

houses the Director, Deputy Director, Agency Affairs Office, Office of Human Resource Management, and Internal Auditor.

Financial Management

provides accounting, budgeting, payroll, and auditing for OHCS.

Human Resources

helps OHCS managers hire the best employees for their programs. HR also helps managers and staff with their personal and professional development.

Information Services

centralizes and enhances the agency's information resources. Provides a full range of information, facility, and computer technology services to OHCS.

Debt Management

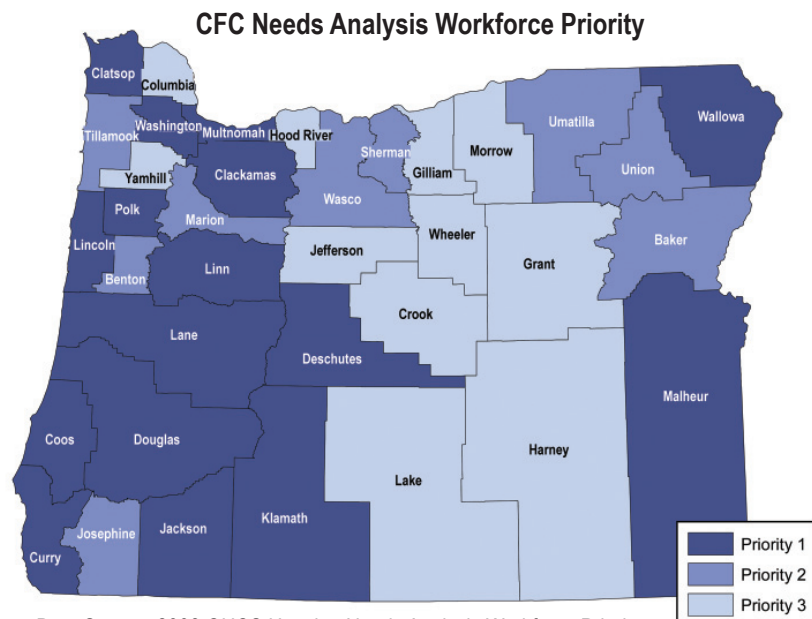
issues bonded debt to acquire mortgage loans at below-market interest rates for Oregonians who are at or below median income. Manages loan servicing and investor reporting on acquired single-family properties.



In 2008, OHCS launched a new leadership training program – preparing staff within the department for future leadership roles.

The Research and Analysis Section recently developed the OHCS Housing Needs Analysis – an approach that uses population demographics to identify the most effective affordable housing needed in a community (for workers, the elderly, developmentally disabled persons, or other needs).

This new tool won a national housing award for management innovation in October 2008.



Data Source: 2008 OHCS Housing Needs Analysis Workforce Priority

Key Issues

Oregon will face many housing and community services key issues over the next few years. These statewide issues will challenge local communities, private and non-profit organizations, volunteer organizations, and state agencies.

Homelessness

Between 2007 and 2008, partners of Oregon Housing and Community Services counted 9 percent more people experiencing homelessness (11,292 counted in 2007 and 12,529 counted in 2008).

2008 Top reported causes of homelessness	Percent of households*
1 Could not afford rent	36%
2 Unemployed	32%
3 Drug/Alcohol	25%
4 Other	19%
5 Mental or Emotional Disorder	16%
6 Kicked out by family/friends	16%
7 Evicted by landlord	14%
8 Criminal History	14%
9 Domestic Violence	13%
10 Poor Rental History	10%

*This column totals more than 100 percent because households can report multiple causes of homelessness.



In Oregon, more families are homeless than individuals.

Some troubling findings:

- Oregon’s homeless in one- or two-parent families with children: 51 percent
- Homeless households that sought services, but were turned away: 12 percent
- Homeless households that lived on the street without assistance: 23 percent

Of the 12,529 people experiencing homelessness, 5,641 reported service needs. Those with service needs included:

- Those reporting a mental or emotional disorder, a substance abuse problem, or both: 88 percent
- Those affected by domestic violence: nearly 25 percent
- Those with a physical disability: 23 percent

Preservation

For more than 30 years, Oregon has relied on federal rent subsidy contracts to provide housing for its most needy households. As an example, the Section 8 “project-based” program currently provides housing and rent subsidies that assist more than 30,000 Oregonians statewide. These contracts have provided housing for some of Oregon’s lowest-income households.

Many federally subsidized contracts have expired and many more are scheduled to expire in the near future. OHCS and other affordable housing partners are working with existing and new owners to renew federal contracts, rehabilitate units where necessary, and set up state contracts to ensure that the housing is affordable for the next 30 years.

Preservation projects in Oregon	Preserved to date *	Currently at risk **	At risk through 2015***
Number of Projects	90	93	66
Total Affordable Units	3,337	3,477	2,007
Rent-Assisted Units	3,052	3,046	1,657
Federal Subsidy (est. 20 yr.)*	\$219,744,000	\$219,312,000	\$119,304,000
Est. Replacement Value**	\$667,400,000	\$695,400,000	\$401,400,000

* Preserved (funds allocated) 2004-08

** Projects at risk in 2009-10 plus those in the pipeline

*** Projects at risk 2011-15

Calculations assume rent subsidies of \$350 a month.

Preservation of these units is critical to:

- Maintain the existing supply of affordable housing
- Avoid displacement of vulnerable residents
- Maintain low rents for low-income households
- Preserve millions in annual federal rental subsidies
- Avoid having to pay much more for new development

Some of the major challenges we face in preserving this affordable housing include:

- Encouraging owners to extend their contracts
- Finding new owners willing to commit to long-term contracts
- Finding lenders who are able to help finance affordable housing in today’s troubled economy
- Finding investors who are able to participate in state and federal tax credit programs
- Finding “gap financing” to make projects financially viable



Lexington Apartments in Portland.

Unmet Affordable Housing Need

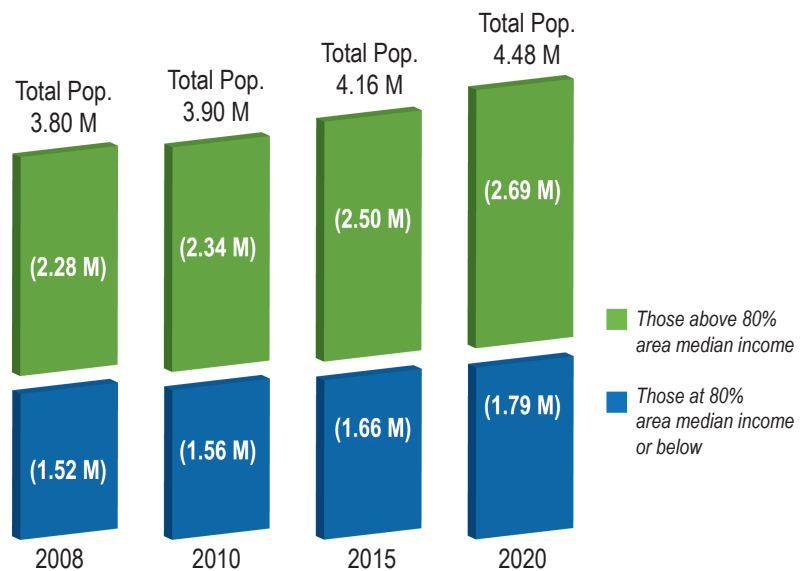
Today, housing programs only serve a small percentage of Oregon's low-income households. In the years ahead, the number of low-income households will grow along with Oregon's population. The challenge will be to provide affordable housing that addresses more of today's unmet need, while also providing for the additional low-income households driven by Oregon's population growth.

Social and economic consequences result when communities have insufficient affordable housing. When households are forced to spend a large portion of their income on housing, other basic household needs often go unmet.

Availability of food, education, transportation costs, and health care are all directly related to the cost of housing.

Our challenge will be to provide affordable housing in the years ahead.

Oregon's Population Growth



Rising Energy Costs

Energy costs across the nation may rise sharply without warning. While increases in energy costs affect all Oregonians, high energy costs impose greater challenges for low-income households. As energy costs rise faster than incomes, low-income households are less able to provide for all of their basic needs.

Each year, people wait for a chance to apply for limited energy-assistance relief. Limited funds provide assistance to only about one out of five who are eligible.



Appendix

A. Revenue and Expenditures

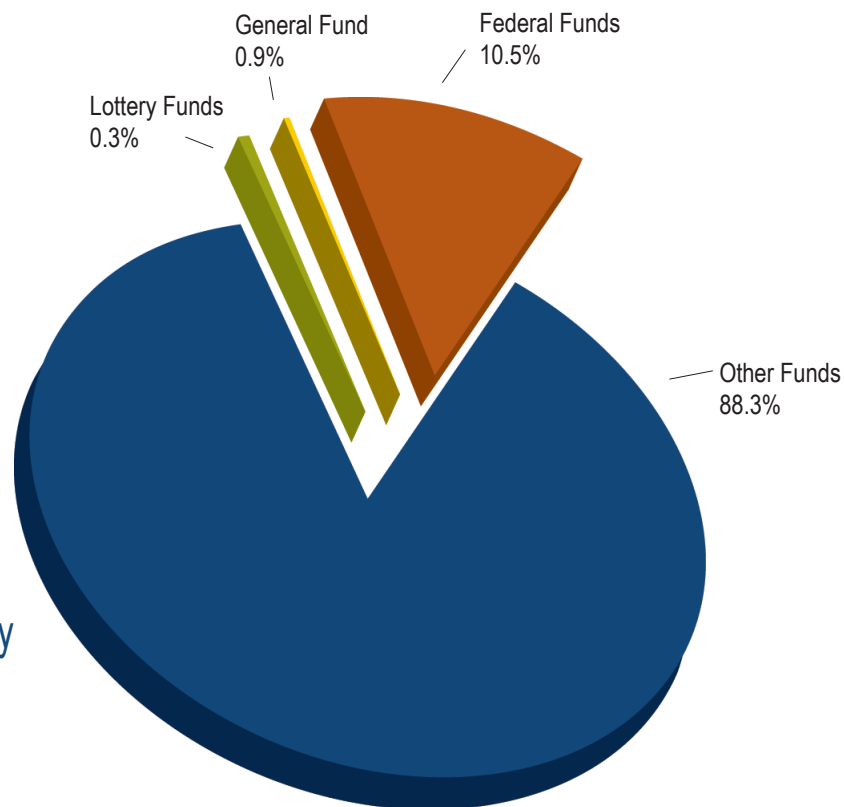
B. Performance Measures



OHCS Headquarters, the North Mall Office Building, Salem

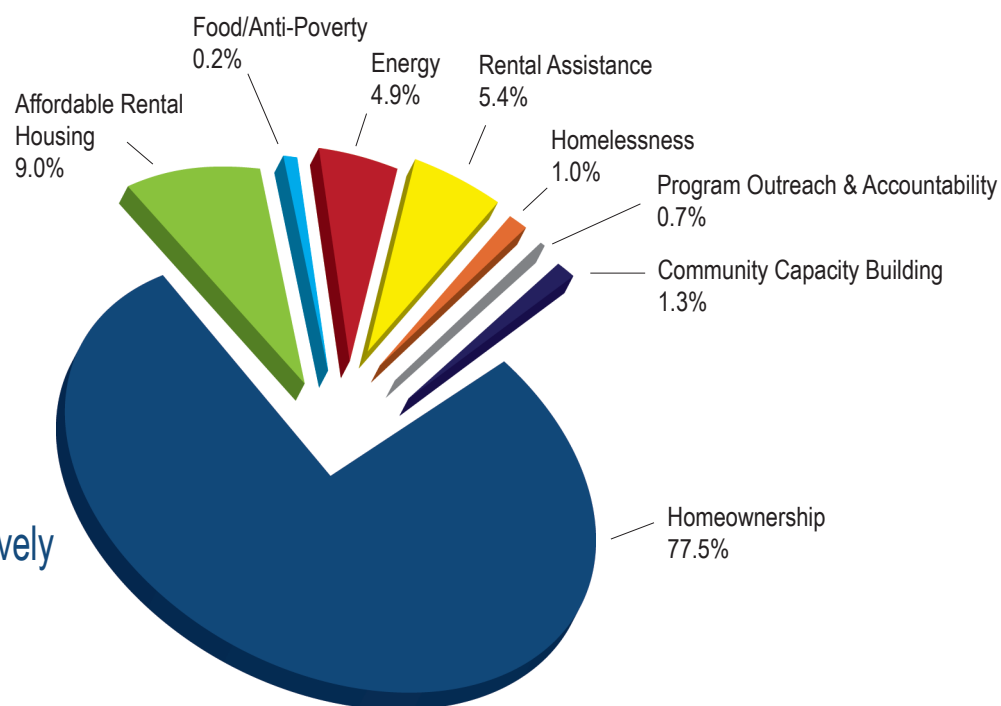
OHCS Revenues

	2003-05 Actuals	2005-07 Actuals	2007-09 Legislatively Adopted
General Fund	9,795,633	10,872,777	19,496,271
Lottery Funds	4,421,015	4,425,024	5,878,379
Federal Funds			
Limited	109,240,932	113,524,160	116,636,686
Non-Limited (Section 8)	99,399,143	100,972,949	104,400,000
Federal Funds Total	208,640,075	214,497,109	221,036,686
Other Funds			
Lottery Bond Proceeds	0	0	15,781,484
Limited	67,213,216	78,855,287	80,920,227
Non-Limited (Bond related)	1,806,859,304	1,292,774,949	1,768,039,400
Other Funds Total	1,874,072,520	1,371,630,236	1,864,741,111
Total Revenues	\$2,096,929,243	\$1,601,425,146	\$2,111,152,447



2007-09 Legislatively
Adopted Budget

2007-09 Legislatively
Adopted Budget



OHCS Expenditures

	2003-05 Actuals	2005-07 Actuals	2007-09 Legislatively Adopted
Energy	86,272,563	96,874,613	106,773,192
Rental Assistance			
Limited	10,081,966	10,048,121	11,062,876
Non-Limited (Section 8)	100,481,632	100,928,787	104,750,000
Rental Assistance Total	110,563,598	110,976,908	115,812,876
Homelessness	20,094,660	21,471,538	22,566,286
Food/Anti-Poverty	2,924,581	2,909,808	4,407,521
Community Capacity Building	27,143,924	25,564,185	29,102,924
Homeownership			
Limited	11,185,575	12,324,140	10,649,670
Non-Limited (Bond related)	1,472,641,851	1,408,010,867	1,670,804,439
Homeownership Total	1,483,827,426	1,420,335,007	1,681,454,109
Affordable Rental Housing			
Limited	26,976,584	28,152,606	57,609,048
Non-Limited (Bond Related)	225,728,444	140,593,905	136,614,717
Affordable Rental Housing Total	252,705,028	168,746,511	194,223,765
Program Outreach & Accountability	11,700,381	11,716,290	15,999,702
Total Expenditures	\$1,995,232,161	\$1,858,594,860	\$2,170,340,375

Key OHCS Performance Measures

Measures and targets are set by the Oregon Legislature.

Key OHCS Performance Measures		2008 Performance	FY 2008 Target
1 Affordable Home Ownership	Percent of residential loans closed that provide homeownership to individuals at: <ul style="list-style-type: none"> • 100% area median income and below • 90% area median income and below • 80% area median income and below 	<ul style="list-style-type: none"> • 100.0% • 85.6% • 69.2% 	<ul style="list-style-type: none"> • 100.0% • 85.0% • 70.0%
2 Affordable Home Ownership Education	Percent of approved mortgage loans through OHCS for recipients who have completed the ABCs of Homebuying within the previous two years	(OHCS has requested that this measure be deleted as the data is not available)	20.0%
3 Reducing Homelessness	Percent of households that entered a housing program in either a homeless or at-risk status then exited to a stable housing situation	25.5%	60.0%
4 Affordable Rental Housing Through Bonds	Percent of housing units developed through issuance of tax-exempt bonds that provide affordable rental housing opportunities for individuals at 60 percent or below area median income	100.0%	88.0%
5 Affordable Rental Housing Through Grants	Percent of housing units developed through OHCS's Consolidated Funding Cycle and other processes that provide affordable rental housing opportunities for individuals: <ul style="list-style-type: none"> • at 60 percent or below area median income • at 50 percent or below area median income • at 40 percent or below area median income • at 30 percent or below area median income 	<ul style="list-style-type: none"> • 92.4% • 39.8% • 17.3% • 4.0% 	<ul style="list-style-type: none"> • 93.0% • 58.0% • 23.0% • 10.0%
6 Increasing Energy Savings	For all funds invested, the percent of energy savings generated from the department's Energy Conservation Helping Oregonians (ECHO) weatherization program	\$1.04 energy savings per \$1 state investment	\$1 energy savings per \$1 state investment
7 Increasing Housing For Special Needs (renters)	Percent of housing units developed through the OHCS bond, grant, and tax credits programs that provide rental opportunities for the elderly and individuals with special needs	25.6%	50%
8 Agency Customer Service	Percent of customers rating their satisfaction with the agency's customer service as "good" or "excellent" (timeliness, accuracy, helpfulness, expertise, availability of information overall)	Survey is done biennially. The 2007 survey showed OHCS exceeded the target in all categories	80% of respondents rated OHCS as either good or excellent in all categories
9 Food	Percent increase in donated processed or repackaged bulk food distributed through Oregon Food Bank that is purchased from the General Fund Food Program	7%	8%

At the request of the Legislature, OHCS is developing a proposed new performance measure: Cost per square foot for housing units developed through grant and tax credit programs. The goal is to maintain a cost per square foot that is no more than 5 percent above the national average.

OHCS Performance Measures are explained more fully in the OHCS Annual Performance Progress Report. See www.ohcs.oregon.gov/OHCS/FMD/docs/Annual_PM_Report.pdf.

Oregon Housing and Community Services

Additional Program Information

To obtain additional program information, please visit the department's website at:
www.ohcs.oregon.gov

Contact Us

OHCS's main office is located at 725 Summer Street NE, Suite B, Salem, OR 97301-1266
Phone: 503-986-2000, E-Mail: info@hcs.state.or.us

The department has a small office located at 1104 NW Overton Street, Portland, OR 97209

Regional Advisors to the Department

The Regional Advisors to the Department (RADs) provide outreach to Oregon communities to identify and address critical community development activities. To find the RAD for your area, visit our website at www.ohcs.oregon.gov/OHCS/DO_RegionalAdvisors.shtml





1



2



3



4



5



6



7



8



9



10



11

2008 Housing and Community Services Excellence Award Winners

1. Best New Affordable Housing ~ Leander Court Apartments
2. Partner of the Year ~ Richard Harris (photo: Richard L. Harris Building, Portland)
3. Commitment to Special Needs Housing (Small) ~ David's House
4. Commitment to Special Needs Housing (Large) ~ Innovative Housing, Inc.
5. Preservation of Affordable Housing ~ Raquel Guglielmetti
6. Management Company of the Year ~ Allison Brown, Princeton Property Management
7. Tenant Services of the Year ~ REACH Community Development - Resident Services Program
8. Lender of the Year ~ Dave Castricano, U.S. Bank (photo: Ridgeway Village, Reedsport)
9. Community Based Organization of the Year ~ Community Action Washington County
10. Director's Choice Award ~ Vicki Skryha (photo: Hearthstone, Wilsonville)
11. Director's Choice Award ~ Columbia County Flood Relief



Oregon Housing and Community Services

www.ohcs.oregon.gov