

“At Risk” Subsidized Housing Portfolio

Properties in need of permanent financing resources

Oregon’s Fifth Congressional District

Subsidized housing units across Oregon are home to hardworking families, low income seniors, and people with disabilities. Even in the few communities with rental housing available residents in these apartments would not have the income or resources to afford decent, safe housing units.

As the current agreements that keep these homes affordable end, we must identify resources over and above what has been committed to date to help keep these units affordable and keep these vulnerable residents in their homes. Loss of these units would lead to a loss of community stability, an increase in homelessness, and increased demand on already inadequate funds for new subsidized housing development.

The list on pages 2 and 3 includes properties that have been built with assistance from Oregon Housing and Community Services Department (HCS), the US Department of Housing and Urban Development (HUD), and/or the US Department of Agriculture’s Rural Development program (RD). Many have a combination of financing subsidy plus rent subsidy, making the units affordable to people with little to no income. In addition to the impacts noted above, the loss of these units would also result in a significant loss of federal dollars coming to Oregon in the form of rent subsidies from HUD. Preservation of these units is highly cost effective, but requires significant capital investment in the form of low-interest loans, grants and private equity through state and federal tax credit programs.

Last Updated May 2010

NOTES:

- * LIHTC projects are not included in this universe.
- * Projects with non-profit owners are generally considered “preserved” and may be excluded from the At-Risk list.
- * Projects with OHCS funding reservations which have not yet closed are considered “preserved” and may be excluded from the At-Risk list.
- * Additional project information is available at <http://www.preserveoregonhousing.org>.

| PROPERTY NAME | PROPERTY ADDRESS | PROPERTY CITY | ZIP CODE | Assisted Unit Count | Total Number of Units | Program Name | Congressional District Code |
|--------------------------|-----------------------------|---------------|----------|---------------------|-----------------------|--------------|-----------------------------|
| ARBOR TERRACE APTS. | 127 N Cole Street | Molalla | 97038 | 4 | 24 | RD | 5 |
| BLUFF STREET | 3202 BLUFF ST SE | SALEM | 97302 | 20 | 20 | HCS | 5 |
| BRIARWOOD MANOR | 643 MANBRIN ST NE | SALEM | 97303 | 10 | 10 | HCS | 5 |
| BURNWOOD MANOR | 601 YOUNG ST APT 1 | WOODBURN | 97071 | 18 | 28 | HUD | 5 |
| CAMPUS COURT APARTMENTS | 4169 CAMPUS LOOP NE | SALEM | 97305 | 47 | 47 | HCS | 5 |
| CANBY WEST APTS | 621 N. DOUGLAS | CANBY | 97013 | 18 | 24 | RD | 5 |
| CAPITOL PLAZA APARTMENTS | 1165 CHEMEKETA ST NE | SALEM | 97301 | 35 | 35 | HCS | 5 |
| COUNTRYWOOD MANOR | 217 LACREOLE DRIVE | DALLAS | 97338 | 46 | 50 | RD | 5 |
| FISCHER COURT I | 1810 32nd Place, NE APT 1 | SALEM | 97303 | 47 | 48 | HUD | 5 |
| FISCHER COURT II | 3312 SUNNYVIEW AVE NE APT 1 | SALEM | 97303 | 16 | 16 | HUD | 5 |
| FOUR OAKS | 1083 23RD ST SE | SALEM | 97301 | 24 | 24 | HUD | 5 |
| GOLDEN EAGLE #2 | 804 CHESTNUT DRIVE | TILLAMOOK | 97141 | 19 | 32 | RD | 5 |
| HAMBY-TIERCE APARTMENTS | 158 N. THIRD STREET | JEFFERSON | 97353 | 5 | 12 | RD | 5 |
| HIGHLAND MANOR | 1217 HIGHLAND AVE NE | SALEM | 97303 | 12 | 16 | HUD | 5 |
| HOLLISTER APARTMENTS | 315 W HOLLISTER ST | STAYTON | 97383 | 20 | 20 | HCS | 5 |
| HOLLYFIELD VILLAGE | 4077 SW SUNSET DR | LAKE OSWEGO | 97035 | 30 | 30 | HCS | 5 |
| LINCOLN VILLAGE | 2530 NE 31ST STREET | LINCOLN CITY | 97367 | 33 | 38 | HUD | 5 |
| MARIE MANOR | 3681 CASTEEL STREET | HUBBARD | 97032 | 4 | 4 | RD | 5 |
| OREGON CITY TERRACE | 600 May ST | OREGON CITY | 97045 | 47 | 48 | HUD | 5 |
| PACIFIC ARMS APTS | 2959 A ST. | HUBBARD | 97032 | 4 | 4 | RD | 5 |
| PINEWOOD MANOR | 225 NW 6TH ST | NEWPORT | 97365 | 35 | 45 | HUD | 5 |
| PLAZA LOS ROBLES | 415 Toliver Road | Molalla | 97038 | 23 | 24 | RD | 5 |
| RIDINGS TERRACE I | 511 RIDINGS AVE | MOLALLA | 97038 | 20 | 20 | HCS | 5 |
| RIDINGS TERRACE II | 511 RIDINGS AVE | MOLALLA | 97038 | 14 | 14 | HCS | 5 |
| SA-DA-MUNN APTS | 485 WILLOW STREET | WALDPORT | 97394 | 49 | 50 | RD | 5 |
| SALEM MANOR | 4099 MARKET ST N E | SALEM | 97301 | 64 | 65 | HUD | 5 |
| SEA HAVEN APARTMENT | 1550 SE 14TH STREET | LINCOLN CITY | 97367 | 14 | 40 | RD | 5 |
| SILVERTON MANOR | 992 NORTH 2ND STREET | SILVERTON | 97381 | 0 | 20 | RD | 5 |
| SILVERTON MANOR II | 992 NORTH 2ND | SILVERTON | 97381 | 5 | 9 | RD | 5 |
| SILVERTON MANOR IIB | 992 N. SECOND STREET | SILVERTON | 97381 | 0 | 10 | RD | 5 |
| SIXTH STREET APARTMENTS | 1114 SIXTH STREET | TILLAMOOK | 97141 | 12 | 12 | HCS | 5 |
| STAYTON MANOR | 830 N 3RD ST | STAYTON | 97383 | 16 | 16 | HUD | 5 |
| SUMMERSET VILLAGE | 345 E. STARR | SUBLIMITY | 97385 | 6 | 24 | RD | 5 |
| SURFWOOD MANOR | 4545 SW HIGHWAY 101 | LINCOLN CITY | 97367 | 48 | 48 | HCS | 5 |
| TOLIVER TERRACE APT | 615 HEINTZ STREET | MOLALLA | 97038 | 30 | 32 | RD | 5 |
| WESTSIDE APARTMENTS | 965 GARDNER ROAD | STAYTON | 97383 | 5 | 24 | RD | 5 |
| | | | | 800 | 983 | | 5 Total |