

Meeting Notes - January 28, 2016

Mission	Federal, state, local, and non-governmental leadership working together to improve housing and economic opportunities for the agriculture workforce.
Meeting Location	Oregon Housing and Community Services 725 Summer St., NE Ste. B, Salem, OR 10:00-12:00 PM, Meeting Room 124A
Facilitator	Theresa Wingard, Planning and Policy Analyst, OHCS
Introductions	<p>New Attendees: Dave Peter/Columbia Cascade Housing the Dalles, Mike Norman and Jennifer Ohren/St Joseph Shelter, John Wright/OHCS, Wes Cochran, USDA Rural Development, Maralea Lutino/FHDC, Diane Chappell/ USDA Rural Development</p> <p>Members Present: Ann Blaker, Claudia Cantu, Fernando Gutierrez, Don Herman, Laurie Hoefer, Roberto Jimenez, Karen Shawcross, Brett Sheehan, Kim Travis, Shelly Wilkins-Ehenger,</p>
St. Joseph Shelter/Bernard Hall Migrant Men's Shelter	<p>Mike Norman, Director of Operations, and Jennifer Ohren, Director of Client Services</p> <p>Mike Norman provided an overview of the programs offered at the St. Joseph Shelter located in Mt Angel. St. Joseph's Shelter is a sponsored agency of the Benedictine Sisters of Oregon. The shelter operates four programs: a food pantry; the community store where the food is free to consumers, St. Joseph's Shelter; a family shelter which is a transitional housing model, and two migrant farmworker based shelters; Bernard Hall for single migrant farmworker men and CASA Del for migrant farmworker families who are homeless. CASA Del has 10 family units, and two studios. The units are not subsidized, but affordable units. There are three studios that rent for \$350, and two bedroom units that rent for \$475. Families must be below 50 percent median income, and actually be picking the product to qualify for a six month renewable one time lease. Single men only need to be able to pay the rent weekly. There is currently a good deal of transition happening at St. Josephs. The Bernard Hall building has issues with deferred maintenance. They are currently doing exploratory demolition to fix the issues and get the building up to code. They've given a 60 day notice to the men who are living in the units. During the transition they are providing wrap around services, and translators for the tenants. The Family Shelter expanded capacity from 11 family rooms to 17. Families stay a minimum six months with a goal to transfer to permanent housing. *Shelly Wilkins, ED of Marion County Housing Authority, notes she has Section 8 and needs applicants now.</p>

	<p>Q & A</p> <p>Q: Are you full? A: Yes, there is a wait list.</p> <p>Q: Do you provide resident services? A: Yes, they provide individual case management</p> <p>Q: When will it be open again? A: They do not have a date yet. The Sister’s will make the decision. Today they are here to connect with partners.</p> <p>Q: Are there any openings for CASA Del? A: They are finalizing paperwork now. There will be a few units available when they are done.</p> <p>Q: Are the men on the list able to return to the units? A: Yes. There is a potential to house 70 men.</p>
<p>Rural Development</p>	<p>Wesley Cochran, Oregon Multi-Family Housing Program Director</p> <p>Wesley began with his position with Rural Development October 13th. Today he provided information on his background and on the current status of his unit. He noted his contribution to the AWHFT would be from a resource standpoint.</p> <p>Wesley has worked in Rural Development for eight years, four years on the multifamily housing side. He was brought to RD originally as an area specialist in water/waste and community programs. In 2011 the agency downsized by 1/3rd and lost 700 people. There has been a good deal of realignment. Wesley has a reputation as someone who can step in when needed. Wesley talked about his extensive background in commercial banking, small business administration, and disaster relief.</p> <p>His first goal in his new position is to get to know his team. He feels fortunate that his group is so experienced. There are challenges in all directions and lot of work to do including team building, and team empowerment. He doesn’t want to do his team’s work, but be their support when needed.</p> <p>Wesley provided the following statistics:</p> <p>Nationally, for multi-family housing, in the fiscal year 2015 that ended September 30th, RD funded 450 new or rehab projects, \$277 million in loan, guarantees, and grants, and \$1.1 billion in rental assistance, which affected 248,970 households. Since 2009, \$8.7</p>

billion has gone to support households in multi- family housing programs.

In Oregon, RD has spent \$657 million: \$70 million on business and industry loan programs, economic development, and \$.5 billion in single family housing guaranteed loans, \$30 million water/waste, and \$47 million helping improvements to electric infrastructure.

Multifamily: \$45 million, eight new transactions (no new farm labor housing closing) one new construction (Heritage Heights), and now processing Garden City, which is farm labor,

RD's portfolio: 27 projects/ 13 counties/12 borrowers, 890 units, 99 vacant, 10 percent vacancy for entire portfolio, 60 of those are one project, total multi-family in Oregon 178 projects.

The fiscal year 2016 NOSA for Farm labor housing program went out January 13, with an April 12th deadline for applications. The point of contact is Diana Chappel for farm labor housing applications.

To receive RD notices for Farmworker go to <http://www.rd.usda.gov/> click on the red envelope on the top right of the screen and enter your e-mail address. Scroll down to Oregon and check the boxes on the topics that you'd like to receive notices for.

RD Location: RD has moved to the 18th floor of Edith Green Federal Building. The same location that HUD is located; 1801 3rd avenue, Portland.

Q & A

Q: How would you compare Oregon and Washington's farmworker housing?

A: Oregon has much more activity around farm labor housing. There is more dialog and focus on this type of housing.

Q: How do the number of units compare with production?

A: Historically Washington has more units.

Q: Would RD consider mixed use projects.

A: This would go through the Community Facilities program because of restrictions on multi-family funding.

Q: Can RD commit some resources to this group.

A: Less money is available for administrative and travel, but will commit to have

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	<p>someone join by phone.</p>
<p>Agriculture Workforce Housing Tax Credit</p>	<p>John Wright, Multifamily Finance Analyst, OHCS</p> <p>John has been with OHCS for six months. His background is systems analysis and process. John came from a technical background and now is working more in operations and policy. He will be working with the Ag program, vertical housing, capacity building, and GHAP.</p> <p>His role with the tax credit program is as Program Manager. He will be reviewing and approving applications, and answering questions on policy, procedure, and law. He will also be helping with the NOFAs.</p>
<p>Agriculture Workforce Housing Tax Credit History</p>	<p>Theresa Wingard, Planning and Policy Analyst, OHCS</p> <p>Theresa provided two handouts on tax credit history. One spreadsheet showed the actuals that have been awarded and the other the reserved projects. John Wright noted the form has changed to separate the reserved and awarded projects. This makes it easier to track on farm projects. John has begun documenting the current projects forward and expects eventually to include the five and 10 year history, and provide updates to the team.</p> <p>The team would find it useful if the spreadsheets included a column showing when RD was involved on a project, the totals, and the number of units. Roberto noted a spreadsheet was done years ago similar to this which he will locate and forward to Theresa.</p> <p>Team members would like to see a list of what other team members have in the project pipeline.</p> <p>The team had a numbers of questions geared toward subsidy layering, and felt they would benefit from understanding the process better. Theresa will invite a loan officer to attend the next scheduled meeting.</p>
<p>Needs and Research Sub-Committee</p>	<p>Laurie Hoefler, Legal Aid Services of Oregon</p> <p>Laurie noted this team needs to transition its focus. They realize a needs survey will not be done because of the lack of resources, and they should focus on gathering information they have in a usable format. The team is small (Laurie, Karen, and Marc). They would benefit from having one or two other members from this AWHFT team join.</p>

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	<p>They could also use technical assistance from an OHCS research analyst. Theresa will discuss a possible assist with Megan Bolton, Research Analyst. The committee wants to identify a list of information most helpful in determining where farmworkers live, where work is located, and other key indicators. Laurie and Karen will meet to discuss what should be included on the AWHFT resource page, noting the page should include links to key information, and describe what each entails. The page should have limited information so it can be easily updated with as little labor as possible. *Please contact Laurie if you are able to contribute your time to this sub-committee.</p>
<p>Alignment and Streamlining Sub-Committee</p>	<p>Claudia Cantu/CASA of Oregon</p> <p>This team is tasked with aligning the environment process between RD and OHCS. The issue is that RD's NOFA occurs after applications for OHCS' NOFA, requiring projects to have two environmental reviews. Claudia notes it's now working better. She will follow up with Doug and bring an update back to this group at the next meeting.</p>
<p>Information Sharing</p>	<p>The annual Farmworker Housing Conference, sponsored by CASA and the Office of Rural and Farmworker Housing in Washington, is scheduled for July 27-29. Registration opens Friday, January 29th. The conference is in Hood River and includes tours of on-farm housing and new off-farm housing. The conference sessions include topics on immigration reform, maturing mortgages, replacement reserves, among others.</p>
<p>Action Items</p>	<p>Theresa will request assistance from OHCS' research department Theresa will ask OHCS to provide an update on overall priorities and task forces Theresa will invite an OHCS loan officer to the next meeting Fernando Gutierrez will share the Statewide Ag employers /# of employees report Roberto Jimenez will locate Ag Tax credit history spreadsheet</p>
<p>Next Meeting</p>	<p>Thursday, May, 26, 2016 Oregon Housing and Community Services 10:00a-12:00p, Room 124B</p>
<p>Contact</p>	<p>Theresa Wingard, Planning and Policy Analyst, OHCS (503) 986-0999 theresa.wingard@oregon.gov</p>

