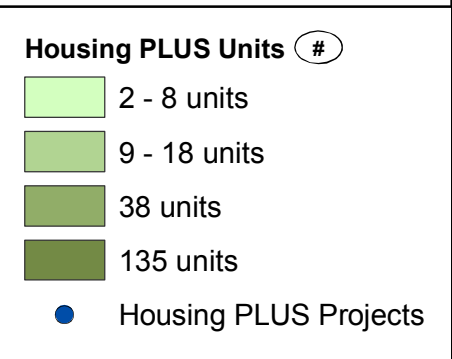
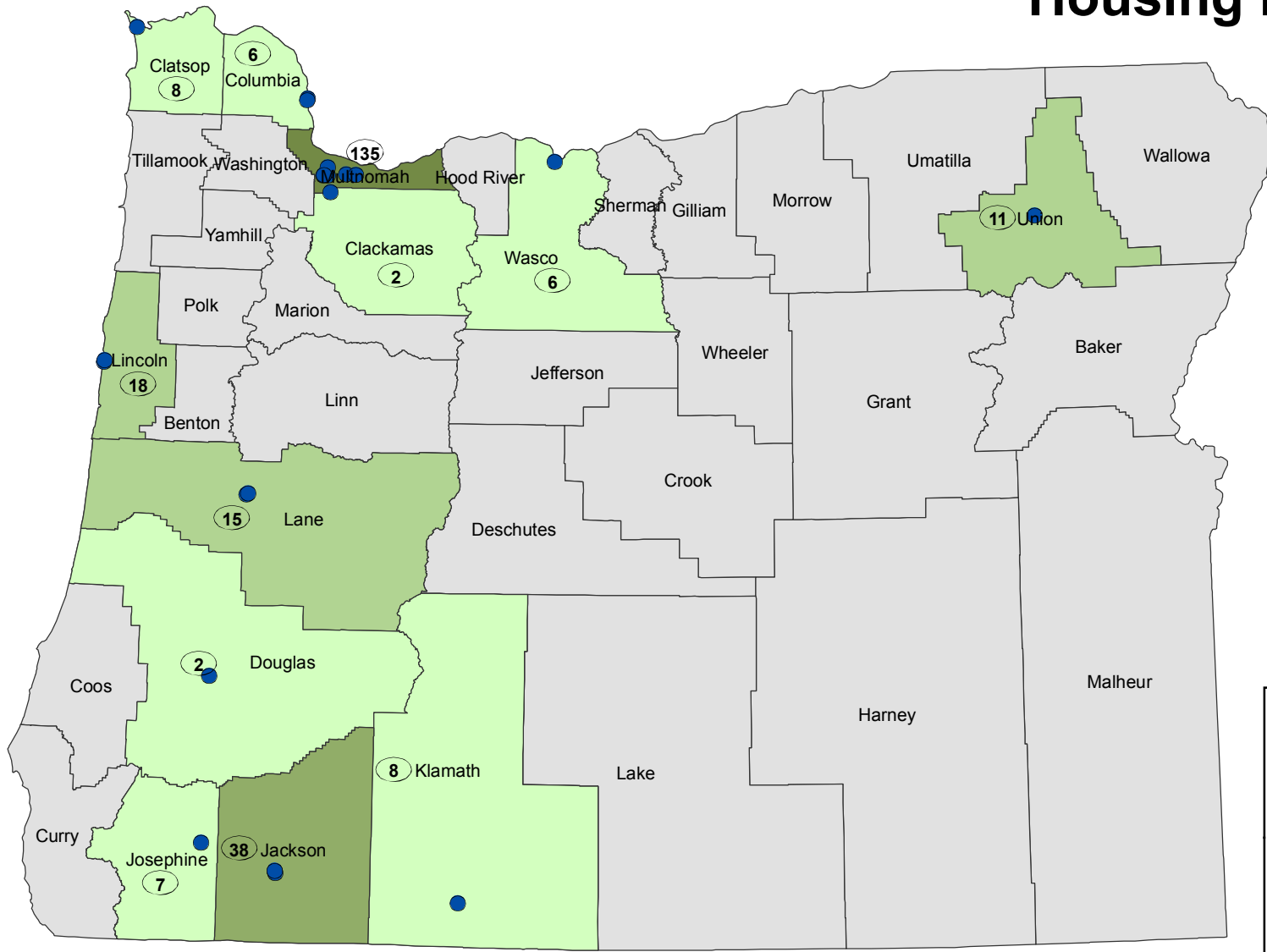


Housing PLUS Projects



| County | Project Name | Units | Homeless Population Type | Funding | Status |
|-----------|--------------------------------|-------|---|---------|---------|
| Clackamas | Willard Street Duplex | 2 | Families | CFC | Funded |
| Clatsop | Tiikum | 8 | Families | RFA | Funded |
| Columbia | St Helen PLUS - Columbia Blv | 2 | Individuals & Families | RFA | Funded |
| Columbia | St Helens PLUS-Old Portland Rd | 4 | Individuals & Families | RFA | Pending |
| Douglas | Esperanza Circle | 2 | Individuals in Addiction Recovery | CFC | Funded |
| Jackson | Rogue Retreat | 11 | Individuals & Families | RFA | Funded |
| Jackson | Moving Forward | 8 | Individuals and Families | RFA | Pending |
| Jackson | Sunset | 19 | Individuals & Families | RFA | Pending |
| Josephine | Manzanita Place | 7 | Individuals with Serious Mental Illness | RFA | Funded |
| Klamath | Trail's View Apts | 8 | Individuals with Serious Mental Illness & Addiction | RFA | Pending |
| Lane | The Lamb Building | 6 | Individuals with HIV/AIDS & Released Offenders | CFC | Funded |
| Lane | Vet LIFT Phase III | 9 | Veterans | CFC | Funded |

| County | Project Name | Units | Homeless Population Type | Funding | Status |
|-----------|--------------------------------|-------|---|---------|---------|
| Lincoln | Tern House | 6 | Individuals | CFC | Funded |
| Lincoln | Pelican Place | 12 | Individuals & Families | RFA | Funded |
| Multnomah | Clifford Apts | 45 | Individuals with Serious Mental Illness | CFC | Funded |
| Multnomah | Eastgate Station | 20 | Individuals | MFL | Funded |
| Multnomah | The Rockwood Building | 2 | Veterans with Families | CFC | Funded |
| Multnomah | Rose Quarter Housing | 13 | Individuals | CFC | Funded |
| Multnomah | Shaver Green | 10 | Families | MFL | Funded |
| Multnomah | University Place | 9 | Individuals with Serious Mental Illness & Addiction | CFC | Funded |
| Multnomah | The Martha Washington | 10 | Individuals with Serious Mental Illness & Addiction | MFL | Pending |
| Union | Paradise Grove | 11 | Individuals & Families | RFA | Pending |
| Wasco | Mid-Columbia Safe Home Project | 6 | Individuals with Serious Mental Illness | RFA | Funded |

Funding Types: CFC = Consolidated Funding Cycle, RFA = Request for Applications, MFL = Multifamily Loan Programs

Emma's Place

335 NE Quimby, Bend



Award-winning Emma's Place is an apartment community designed to provide a safe, attractive, and stable living environment where adults with severe and persistent mental illness can thrive. Large windows, high ceilings, and lighting have been incorporated into the design to create as much openness as possible to alleviate any fears and claustrophobic conditions while at the same time offering areas that feel cozy and safe. Emma's Place assists its residents in maintaining self-sufficiency through continuing support services, on-site case management, and also providing a convenient location near markets, bus stops, and downtown Bend.

Emma's Place offers 10 one-bedroom units of special needs housing, each with a kitchen and private bath sized to permit wheelchair access and some with lower counter heights and removable sink fronts. One two-bedroom unit is available for the on-site resident manager, who is also a mental health services consumer. On-site supportive services are provided through a partnership with the Deschutes County Mental Health Department.



Amenities

- Spacious floor plans with daylighting
- Close shopping, dining, and transportation
- Laundry facilities on-site
- Enclosed garden
- Community room with kitchenette and entertainment center
- Computer and conference rooms
- On-site continuing case management

| | |
|---------------|---|
| Year Built: | 1999 |
| Project Cost: | \$1.0 Million |
| Financing: | HOME, HELP, Oregon Housing Trust Fund, Oregon Mental Health, Deschutes County |
| Developers: | Housing Works |
| Architect: | Donald E. Stevens Architect, LLC |
| Contractor: | Wark Construction |

Awards & Recognition

Featured in Design Cost Data Magazine (May-June, 2001)
Building a Better Central Oregon award for Special Community Outreach, Central Oregon Association of Realtors, 2002

EMMA'S PLACE (Housing Works)

| DEVELOPMENT BUDGET (2000) | | |
|----------------------------------|---------------------------------|--------------------|
| SOURCES | OHCS GRANTS & EQUITY | |
| | HOME | \$753,000 |
| | HELP | \$74,000 |
| | Trust Fund | \$100,000 |
| | NON-OHCS LOANS | |
| | Deschutes County | \$30,000 |
| | Deferred developer fees | \$59,310 |
| TOTAL FUND SOURCES | | \$1,016,310 |
| USES | Acquisition Costs | \$160,557 |
| | Construction Costs | \$676,654 |
| | Soft Costs | \$179,099 |
| | TOTAL USES | \$1,016,310 |

| OPERATIONS BUDGET (2009) | | |
|---------------------------------|--|-----------------|
| INCOME | Rent | \$59,616 |
| | Other Revenue | \$2,820 |
| | GROSS INCOME | |
| | Less 5% Vacancy Rate | (\$2,976) |
| | EFFECTIVE GROSS INCOME | \$59,460 |
| OPERATING EXPENSES | Insurance | \$840 |
| | Utilities | \$11,580 |
| | Advertising/Marketing & Promotion | \$0 |
| | Office Supplies | \$480 |
| | Management Fee (6%) | \$3,564 |
| | Asset Management Fee | \$3,000 |
| | Manager Rent Free Unit | \$6,816 |
| | Audit | \$336 |
| | Telephone | \$1,440 |
| | Mics Admin | \$3,000 |
| | Maintenance and Repairs | \$16,908 |
| | Replacement Reserve Contribution* | \$3,000 |
| | TOTAL ANNUAL OPERATING EXPENSES | \$50,964 |
| | <i>PER UNIT ANNUAL EXPENSES</i> | <i>\$5,096</i> |

* Estimate (\$300 per unit per year)

Horizon House

1875 NE Purcell, Bend



Horizon House is one of the first steps in filling the need for affordable transitional housing for the mentally ill in a rapidly growing, expensive real estate market, which is geared toward upscale residences. Central Oregon is an attractive place to live and as the population experiences fast growth, the numbers of severely and persistently mentally ill adults are increasing along with it.

Horizon House is located in a high-density, predominately residential neighborhood on the western edge of St. Charles Medical Center. It is an integral part of the medical center's Healing Health Campus and is located next door to its sister facility, Sage View, a crisis resolution center. The campus is the result of a unique collaboration of Housing Works, St. Charles Medical Center, and Deschutes County Mental Health Department, which helps to facilitate continuing case management.

Completed in 2005, the 14-unit apartment complex is located on the east side of Bend within walking distance of St. Charles Medical Center, Deschutes County Health and Human Services, medical offices, parks, employment centers and shopping.



| | |
|---------------|--|
| Year Built: | 2005 |
| Project Cost: | \$1.5 Million |
| Financing: | HOME program, Oregon Housing Trust Fund, Oregon Mental Health Housing Trust Fund, City of Bend, St. Charles Foundation, Deschutes County |
| Developers: | Housing Works |
| Architect: | Pinnacle Architecture, Bend, OR |
| Contractor: | Kirby Nagelhout |

Awards & Recognition

*Award of Merit for Design
National Association of Housing and Redevelopment Officials, 2006*



Prairie House

115 NW Deer Street, Prineville



Providing safe, affordable housing for persons experiencing severe and persistent mental illness, Prairie House includes 7 one-bedroom units and 1 two-bedroom manager's unit, designed to meet the needs of this special population, enabling them to more effectively integrate into the overall community of Prineville.

The apartments are designed to be ideal for individuals who are able to move on from an institutional or structured living situation to a more independent community that still provides the specialized support needed in this healing environment.



Amenities

- *Private patios/decks*
- *Conveniently located 6 blocks from downtown*
- *Within walking distance of the Mental Health Department, employment opportunities, public services, and recreation*
- *Community room with kitchenette*
- *On-site laundry*
- *Computer room with workstation and internet access*

| | |
|---------------|--|
| Year Built: | 2006 |
| Project Cost: | \$1.7 Million |
| Financing: | HOME; Oregon Housing Trust Fund, HELP; Energy Star Weatherization; Oregon Mental Health & Addiction Services; Crook County; City of Prineville |
| Developers: | Housing Works |
| Architect: | Pinnacle Architecture |
| Contractor: | Sunwest Builders |

Barbara's Place

Under Development, Redmond

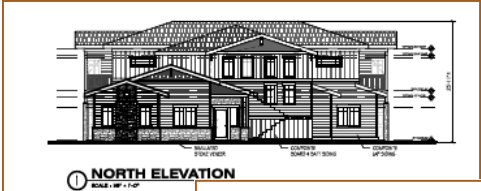


Barbara's Place will be a 6-unit apartment complex located in southwest Redmond, the first part of a planned mixed-use mental health services campus. The one-bedroom units will be available to individuals with severe mental illness who are chronically homeless. Using the Housing PLUS model, Barbara's Place will offer one of the most vulnerable populations in Central Oregon a safe place to call home. Comprehensive supportive services will be readily available through a contract with Deschutes County Health Services and by partnering with other area organizations.

On-site amenities will include dishwashers, washers and dryers, and air conditioning. Each apartment will feature internal secured entries, an open living floor plan using a great room concept, and a private patio or deck. Shared space will include a common room intended to encourage a sense of community among the tenants and to allow for social gatherings. A computer room with internet access will also be available for tenant use. The landscaped grounds will feature a community garden.

The on-site manager's office will provide a venue for residents to seek immediate assistance regarding their housing needs and accessing community resources.

| | |
|------------------------|--|
| Est. Development Cost: | \$900,000 |
| Developers: | Housing Works |
| Anticipated Financing: | Oregon Housing & Community Services, Housing PLUS, ECLO Grant |
| Rental Assistance: | OHCS/Housing PLUS |
| Architect: | Pinnacle Architects, Bend, OR |
| Construction: | Planned to begin late 2009 with completion and occupancy in 2010 |



DAVID'S HOUSE

Developer: Umpqua CDC

Service Provider: Umpqua Homes For the Handicapped

David's House provides a stable and supportive living environment for individuals who have suffered traumatic brain injuries (TBI) and adults with acquired developmental disabilities. Resident services focus on promoting social and psychological recuperation and developing the life skills needed to maximize independence, health, and happiness.



Roseburg, Oregon

Organizational Partnership

Umpqua CDC

Umpqua CDC has been developing and managing affordable housing for low-income and special-needs populations for nearly twenty years. The staff of Umpqua CDC offers expertise in real estate development, asset and property management, and community building through housing development.

Umpqua Homes For the Handicapped

Umpqua Homes has served developmentally disabled individuals for 25 years and provides expertise in medical care, behavioral services and support, and training in daily "life skills."

Division of Responsibilities

Based on a shared mission to serve vulnerable communities in southwest Oregon, Umpqua CDC and Umpqua Homes have partnered on two previous residential projects, with highly successful results.

In the case of David's House, Umpqua Homes assumed responsibility for all aspects of on-site service development and provision, including group therapy and individual tenant case management. In addition to managing the financing, development, and construction of David's House, Umpqua CDC continues to be involved in the project as a partial owner. Property management, capital investment, and routine physical maintenance are carried out by Umpqua Homes.

At a Glance

- Development Type: New Construction
- Completed May 2008
- 7 SRO units
- Projected average vacancy rate: 10%

Project History

After recovering from their initial injuries, Traumatic Brain Injury sufferers frequently experience short- and long-term memory loss, significant personality changes and the loss of fundamental personal and professional skills. Generally speaking, despite the severity of these challenges, TBI sufferers are simply released into the care of friends and family. While loved ones are often eager to help, they are rarely equipped to address the challenges of TBI, or to successfully promote the sufferer's recuperation.

The particular needs of the local TBI community were brought to light by the work of the Douglas County Advisory Committee on TBI, which was formed to assess local service provision and recommend solutions to address identified gaps in service. Market studies commissioned by the Committee revealed a severe lack of local support services for the TBI community: the nearest dedicated centers of TBI care were in Eugene and Medford, located 70 and 100 miles away, respectively.

Ultimately, the Committee concluded that a permanent residential facility was needed to provide focused care and rehabilitation to TBI sufferers in southwest Oregon. Based on the success of past joint projects, Umpqua Homes and Umpqua CDC emerged as natural partners in the development of David's House.

Addressing the Need

David’s House offers a combination of programmed resident services and physical amenities tailored to the needs of TBI sufferers and adults with acquired developmental disabilities. Working with contracted specialists, the on-site nursing staff develops individualized service plans for residents, which can combine aspects of memory training, behavioral therapy, and training in independent living skills. The nursing staff also attends to residents’ medical needs and provides physical rehabilitation and speech therapy services.

At David’s House, the building itself is designed to create a therapeutic environment that actively promotes recuperation and skills development. An open floor plan helps memory-impaired residents to maintain their spatial orientation, and adequate space for both group socializing and individual quiet time allows for a range of therapeutic activities. The building’s group kitchen can be used for training and practice in meal preparation, and the outdoor garden space provides essential opportunities for both individual therapy and group community-building.

| DEVELOPMENT BUDGET (2008) | | |
|----------------------------------|---------------------------------|--------------------|
| SOURCES | OHCS GRANTS & EQUITY | |
| | HOME | \$720,748 |
| | Trust Fund | \$100,000 |
| | LI Weatherization Program | \$918 |
| | NON-OHCS GRANTS | |
| | NeighborWorks America | \$56,000 |
| | Meyer Memorial Trust | \$161,900 |
| | Ford Foundation | \$100,000 |
| | NON-OHCS LOANS | |
| | Umpqua Bank | \$150,000 |
| ADDITIONAL CONTRIBUTIONS | | |
| Cash - Umpqua Homes | \$50,217 | |
| Land Donated by Douglas County | \$104,544 | |
| TOTAL FUND SOURCES | | \$1,444,327 |
| USES | | |
| | Acquisition Costs | \$105,520 |
| | Construction Costs | \$1,069,335 |
| | Soft Costs | \$269,473 |
| TOTAL USES | | \$1,444,328 |