

Hello! My name is:

Jake Martinez-Parry (ORFH)

Office of Rural and Farmworker Housing (ORFH)

- HQ in Yakima, WA
- Private, nonprofit, 501(c)(3)
- Affordable multi-family rental housing development
- New construction, acquisition for preservation, technical assistance
- Working with nonprofits, housing authorities, and employers across Washington State





ORFH Stats

- 45 years of service in 2024
- 13 staff with over 120 years of combined experience developing affordable housing
- 2,499 housing units developed
- In more than 35 rural communities across Washington state
- Can serve nearly 12,000 people
- Secured more than \$326 million in total investment in rural Washington
- U.S. Dept. of Treasury certified CDFI



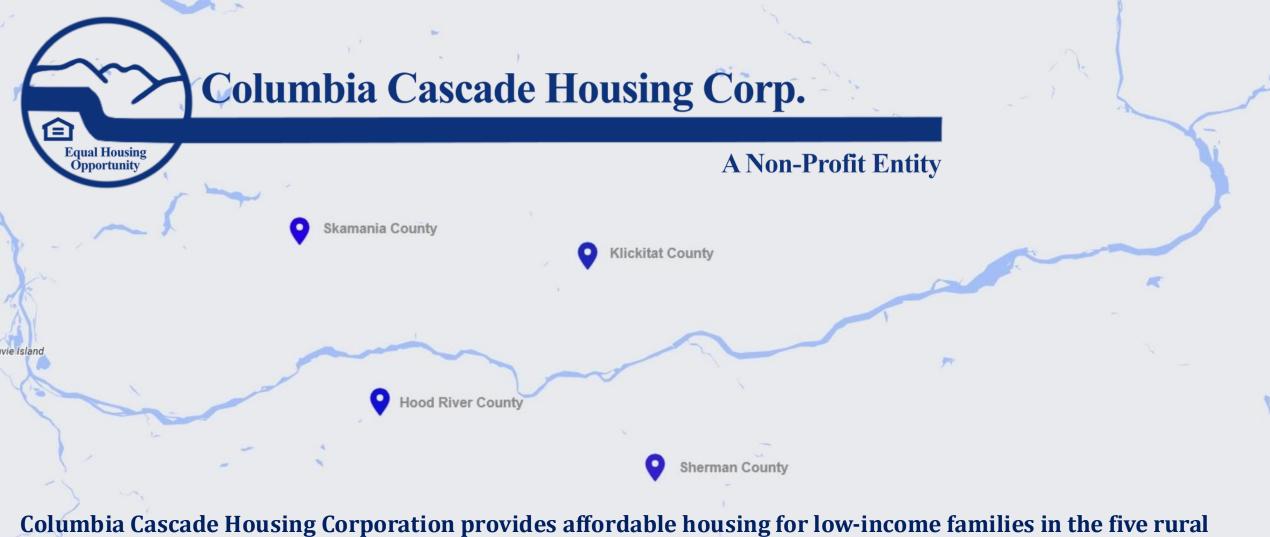


Yes, this is affordable housing!

Featuring - Entiat Mountainview Homes

- Completed in 2022, in Entiat, WA
- 66 units: 1-, 2-, 3- & 4-bedrooms, maximum capacity 358, on-site manager
- 80% for permanent Farmworker families, 20% for general low-income people
- Sponsor: Chelan County and the City of Wenatchee Housing Authority
- Financing Partners: Washington State Dept. of Commerce, Washington State Housing Finance Commission, Chelan County, private financing

Owner/Sponsor of the Project



Columbia Cascade Housing Corporation provides affordable housing for low-income families in the five rural counties in the Columbia River Gorge, including Hood River, Sherman and Wasco Counties in Oregon and Klickitat and Skamania Counties in Washington



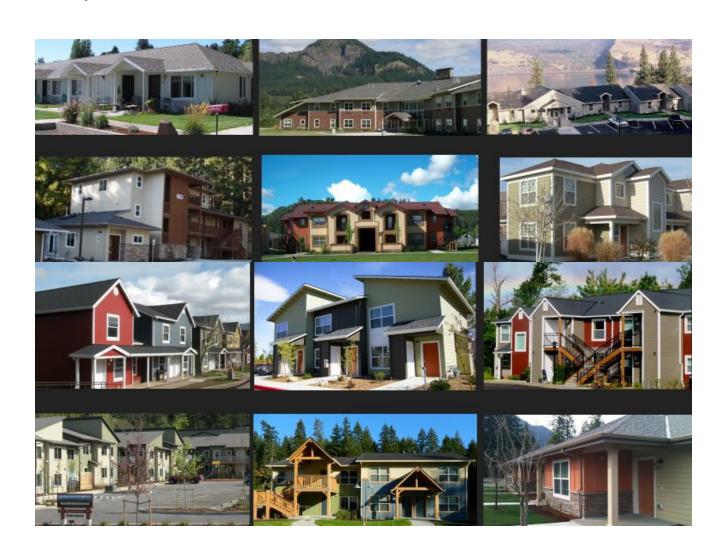


A Non-Profit Entity

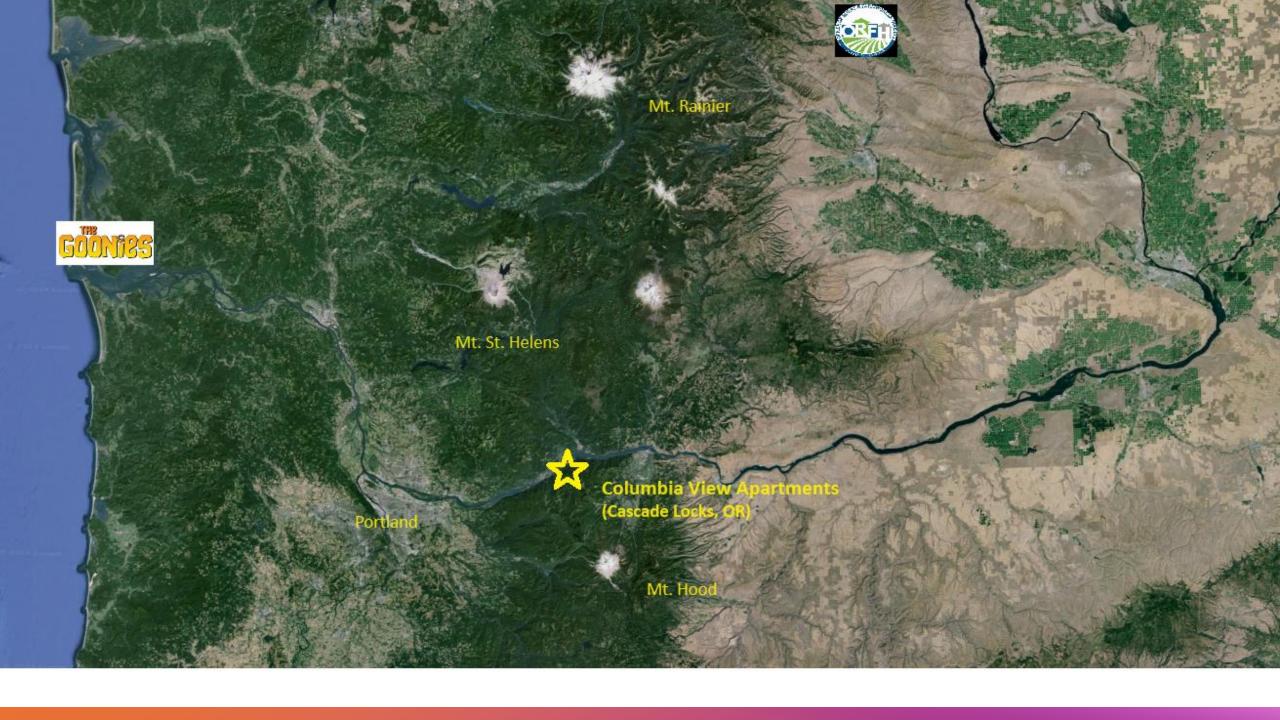
CCHC has 423 apartment homes in 23 properties throughout the Columbia River Gorge. All units are available to low to moderate income households, many of which are seniors, farmworkers, or lower income working households.

In addition to Columbia View, CCHC has six projects in various stages of development:

- Western Klickitat County, WA
- Rand Rd. Development in Hood River, OR
- Chenoweth Development in The Dalles, OR
- Rhine Village in White Salmon, WA (Acq Rehab)
- Fish Camp Rd. in Maupin









Columbia View Apartments - Cascade Locks, OR **Acquisition & Rehabilitation**

- 12 units (+laundry, +manager office)
 - 11 units w/rental assistance
- Built in 1975
- General Low Income (60% AMI)
- RD portfolio property

- PSA in place December 2022
 - Closing before end of 2024
 - Seller- easy to work with



2220 SW Burbank Avenue Portland Oregon 97225 503 . 207 . 6102

CONSULTANTS

Columbia View Apartments 40 Southwest Wasco Street Cascade Locks, OR 97014

REVISIONS

ISSUE DATE 06-21-2024

PROJECT NUMBER





VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST













Scope of Work

- New roof
- Solar?
- Accessibility upgrades
- Drainage
- Stairs
- Plumbing
- Replace baseboard heaters
- Parking lot

| Source Name | Source Name | Source Name | Source Name |
|------------------------|--------------|----------------|--------------|
| RD Grant Pass- Thru | CET Grant | RD 538 Loan | OHCS Grant |
| Amount | Amount | Amount | Amount |
| \$10,000.00 | \$250,000.00 | \$1,153,474.00 | \$770,000.00 |

- Predevelopment:
 - Appraisal
 - CNA
 - Architect Fees
 - Legal

- Architect Fees
- Soft Costs

- Hard Costs
- Rehabilitation
- Relocation
- Architect Fees

• Property acquisition

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| RD Grant Pass- Thru | CET Grant | RD 538 Loan | OHCS Grant |
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| \$10,000.00 | \$250,000.00 | \$0.00 | \$1,923,474.00 |

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- Soft Costs

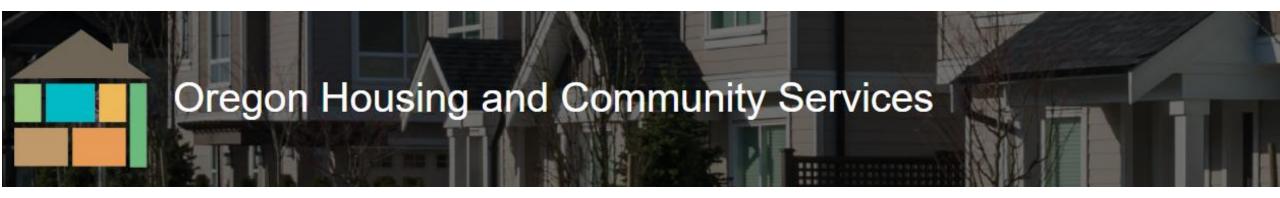
- Property acquisition
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- Relocation
- Architect Fees



Chapter 7 Transfer

- Freeze mortgage payments
- 45 checklist items (so you think)

\$1,923,474



\$10,000 + Technical Assistance



TA expertise from Enterprise

\$250,000

Hood River County-Construction Excise Tax (CET) Grant



