



RD 515 Rural Preservation Case Studies

Columbia View – Cascade Locks, OR

TRACY DUTSON
ASSOCIATE DIRECTOR, RURAL HOUSING

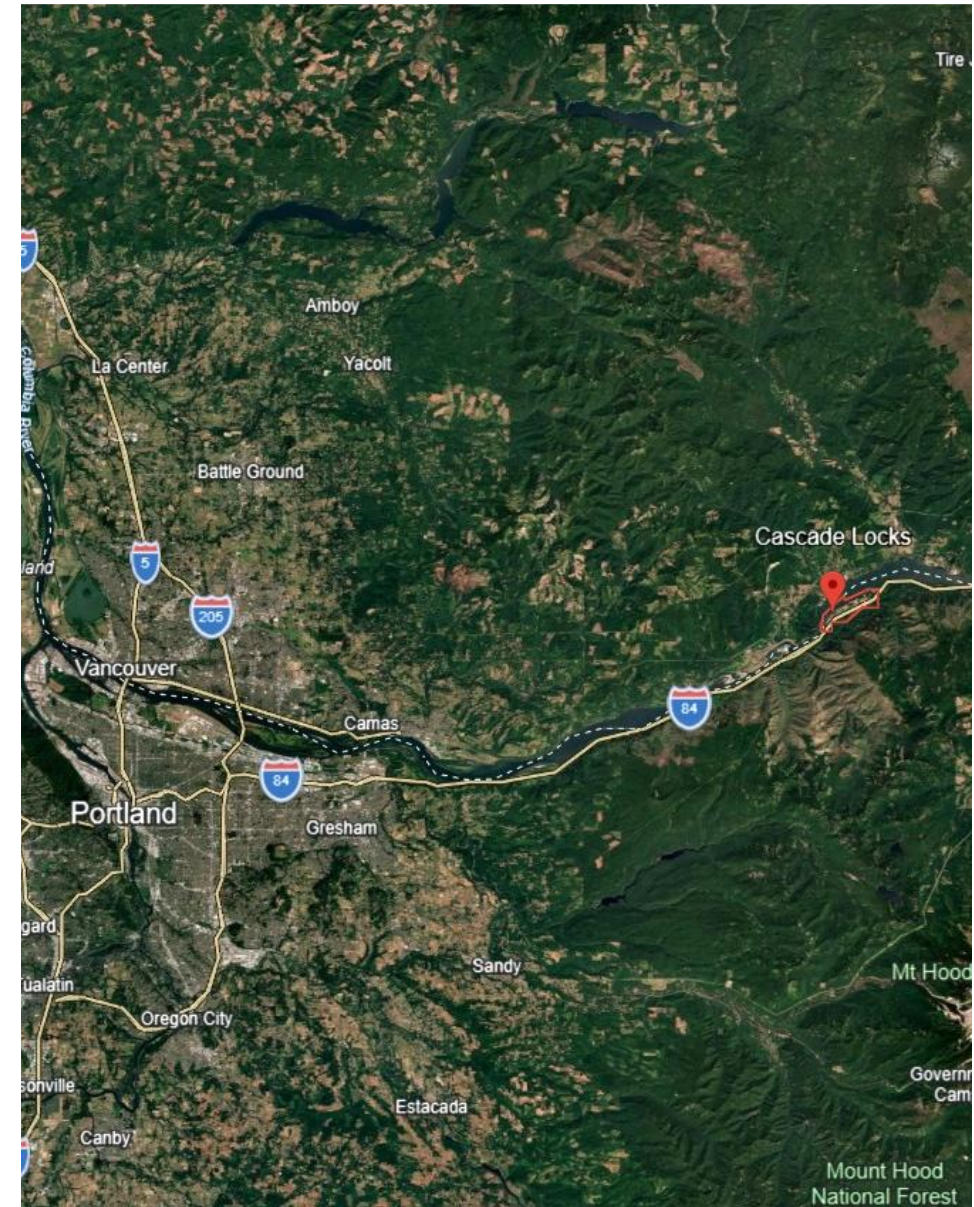
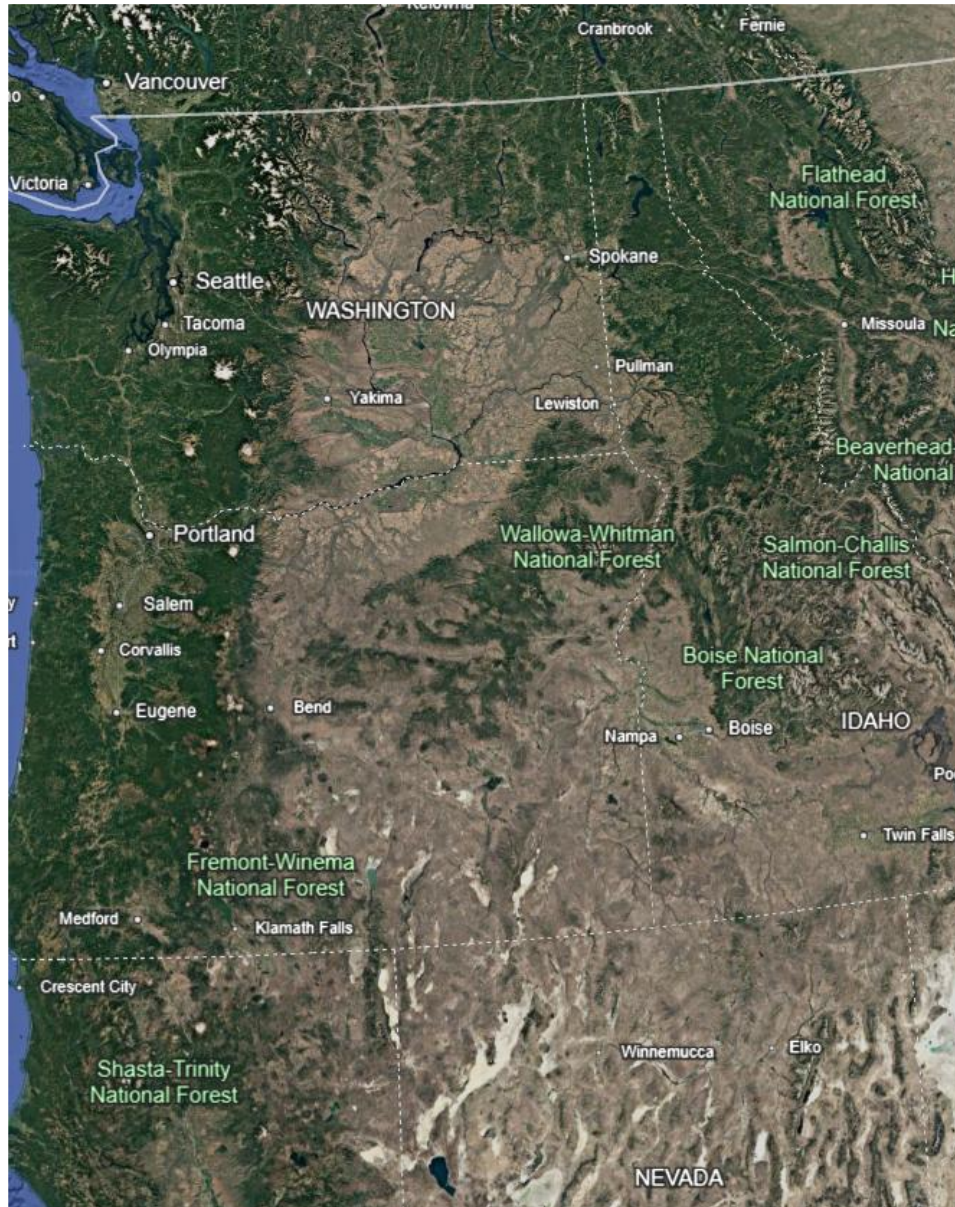
YOLANDA JACKSON
PROGRAM MANAGER, RURAL HOUSING

June 9, 2026

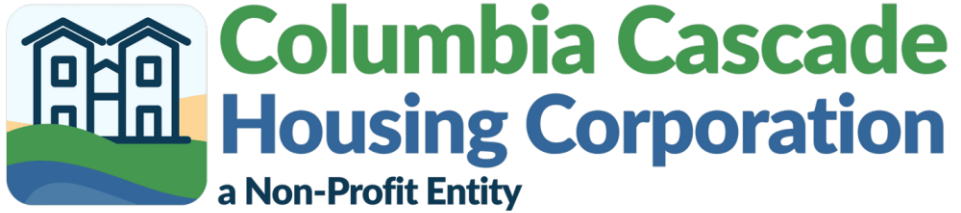
TRANSFER IN PROGRESS

COLUMBIA VIEW

Pacific Northwest Region – State of Oregon



COLUMBIA VIEW APARTMENTS



About Columbia Cascade Housing Corporation

In the Mid-Columbia region, low-income families, and singles with special needs such as the elderly, and disabled are forced to compete for truly scarce housing resources. The result is inadequate living conditions, including overcrowding, substandard housing, and housing that is beyond the reach of families with lower income, putting them at high risk of becoming homeless.

Columbia Cascade Housing Corp works together as the “development arm” of Mid-Columbia Housing Authority and Columbia Gorge Housing Authority to address the housing, community self-help and community development needs of low-income families in a five-county bi-state region. Appropriate community services are linked with decent, affordable housing to promote greater independence and self-sufficiency.

Mid-Columbia Housing Authority and Columbia Gorge Housing Authority provide safe, decent, affordable housing to low-income families in Wasco, Sherman, and Hood River Counties in Oregon (Mid-Columbia HA) and Klickitat and Skamania counties in Washington (Columbia Gorge HA).

Because housing is a basic human need and also vital to community and local economy, the Housing Authorities provide this assistance and so much more. Their programs help clients become self-sufficient by offering training, counseling, help with goal setting and incentives to save money.

The Housing Authorities meet the needs of a growing population of senior citizens, disabled persons on fixed incomes, and unemployed and underemployed people to improve family self-sufficiency and participation in the community.

- **Columbia View, Cascade Locks, OR**
- **Hood River County**
- **Upstream from the Bridge of the Gods, toll bridge across Columbia River**
- **Scenic area with high rents**
- **Built 1975 by private owner**
- **Owner desire to sell**
- **12 units/ 10 with Rental Assistance**
- **2026 USDA Loan Payoff**
- **Currently preparing for closing**















WHAT IS S.A.R. A. ?



An alternative preservation tool that increases flexibility & long-term project viability



USDA allows for natural maturity of 515 Loan on a Property



Rental Assistance Contract is offered for term of 10-20 years



Additional Rental Assistance units may be requested



Future Rental Assistance payments are adjusted by Operating Cost Factor Adjustment (OCAF)



New SARA contract resets terms of relationship with USDA

STAND ALONE RENTAL ASSISTANCE

The benefits of SARA include the following:

- Properties are able to request full Rental Assistance
- Rents may set at Fair Market Rents
- Rents are increased by HUD's Operating Cost Adjustor Factor's (OCAF) annually, without an extensive budget review process
- Owners are able to have greater discretion over their budgets, including how you make future decisions around debt service, use of cashflow, and general operating costs
- The compliance relationship between owner and USDA with SARA project are less intensive

Considerations to weigh:

- Properties lose access to USDA Rural Development portfolio preservation tools – including the MPR program
- If a project operating budget required rents higher than FMRs, there is no mechanism for USDA to approve above-FMR rents
- Mitigation of Tenant Impact: If 30% of a tenant's income allows them to pay FMR rents, they may experience a rent increase
- Nature of a pilot – longer-term policies/procedures are still evolving

Columbia View – S.A.R.A

- Rural Development's first S.A.R.A application with a Transfer Application
- 1st Priority – keep affordability
- 2nd Priority – get out of the red
- SARA removed the Section 515 mortgage and kept the RA
- Rents now based on FMR
- Removed burdensome compliance
- Seller to exit with As-is appraised value



Sources

Columbia View

Sources

Construction Loan/Permanent

RD 515 Perm Loan (Assumed
loan)

OHCS

Owner Equity

Funder

BWE (USDA 538 loan)

USDA Rural Development

Oregon State Funding

CCHC

Thank You

TRACY DUTSON
ASSOCIATE DIRECTOR, RURAL HOUSING

YOLANDA JACKSON
PROGRAM MANAGER, RURAL HOUSING

