

What it Takes to Operate and Manage Affordable Housing





Since 1989, the mission of Polk Community Development Corporation has been to provide the low- moderate income residents of Polk County with opportunities for high-quality, affordable housing, supported by self-help programs that assist families and individuals in their efforts to achieve significant life goals.

- The Polk CDC team includes 15 staff covering property management, development, admin, and self-help programs
- Polk CDC owns and manages 19 properties located in Dallas, Independence, and Monmouth
- Six different MF Housing types developed with multiple federal, state, and regional sources
- Portfolio includes 45% Special Needs Supportive Housing in partnership with regional service providers
- Currently 30 units in development with 55 in the predevelopment pipeline
- 1,012 Single Family owner-occupied, housing rehabilitation grants/loans for LMI homeowners in Polk County

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Two sister organizations



Since 1990 FHDC has transformed low-income, farmworker and immigrant communities in rural and urban areas of the mid-willamette valley through affordable housing, social services, education, and economic development.

- **Housing Portfolio:** 12 properties in 7 different communities in the willamette valley.
- **Residents:** 85% Latinx, 55% youth, and speak over 9 languages, \$28,000 MFI family of 4
- **Core programs:** Resident Services, Promotores resident leadership, Camino a la Prosperidad Asset Building (home ownership, foreclosure prevention, financial education).



Formed by FHDC in 2015 to address economic disparities among farmworkers and communities of color by creating stable and accessible jobs and skill-based trainings to help workers improve their skills, income, and sense of belonging and achievement.

Evolve shares a joint mission with FHDC to *uplift* immigrants, farmworkers, communities of color, seniors, and low-income families through two core functions:

- Providing exceptional culturally relevant services in community affordable housing property management for FHDC'S 12 properties.
- Developing career training to match new employees with open vacancies in affordable housing management, nonprofit community development, and related industries.



MCHA Properties Overview

11 Apartment Communities

Woodburn
Mt. Angel
Silverton
Stayton
Aumsville
Jefferson

270 Total Apartment Units

(101)	1-Bedroom Units
(85)	2-Bedroom Units
(64)	3-Bedroom Units
(19)	4-Bedroom Units

138 Units Designated Senior Housing





Salem Housing Authority

Salem Housing Authority's mission is to assist low- and moderate-income families to achieve self-sufficiency through stable housing, economic opportunity, community investment, and coordination with social service providers.

- The Salem Housing Authority maintains a staff of 48 team members.
- SHA serves 3342 voucher holders in Salem and Keizer and assist over 8000 individuals with assistance.
- 729 current apartments including 79 scattered site homes currently.
- Over 800 units of Affordable Housing units through General Partnership Agreements
- 60 (PSH) apartments under construction.
- Recently finished and opened Yaquina Hall – 52 units of Affordable and Supportive Housing located on the former Oregon State Hospital grounds.
- 353 Homeless Rental Assistance Program participants

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SHAPING THE FUTURE

Mid-Willamette Valley
Affordable Housing Conference

mwwhomelessalliance.org