

Annual Report

2010-2011

MESSAGE FROM THE EXECUTIVE DIRECTOR



What makes ORFH unique? No other organization is as singularly focused on developing affordable housing for Washington's farmworkers than ORFH. As a result, with our local housing partners we have created over 1,400 units serving more than 7,000 people throughout Washington State. Two of the most recent examples of those efforts are La Posada and East Oroville Harvest Park. These developments are exceptional examples of what can be done to serve seasonal, migrant farmworkers through affordable housing. You can read more details about these developments later in this Annual Report and check them out on our website. And, we hope you can see them in person sometime! With ORFH's determined effort and the support of our partners, thousands of farmworkers now enjoy affordable and safe living conditions.

Despite ORFH's successes, times are changing. Financial resources supporting affordable housing continue to shrink. You don't have to be an economist to know our economic environment is changing and new strategies are necessary to meet the needs of low-income people. We are looking at ways to leverage investments in affordable housing with other opportunities for families living in our developments. While we remain first-and-foremost dedicated to creating additional affordable housing, we are also dedicated to exploring new and different ways to serve low-income farmworkers and rural residents during these changing times.

Given our commitment to hard work, innovative ideas and ongoing partnerships, we look forward to the year to come and what challenges and opportunities it will bring. As always thanks for your support and partnership.

Marty Miller



OUR MISSION

“ Improving the lives of farmworkers and low-income individuals in rural communities through affordable housing, advocacy, building financial assets and other innovative solutions. ”

A ROSE BY ANY OTHER NAME...

Enterprise Community Partners selected ORFH as one of five organizations in the country to host a Rose Fellow starting in 2012. In fact, ORFH is the only host agency in the Western United States. The Rose Fellowship is a three-year, professional internship in which an architectural graduate is placed with a community organization to experience applying their academic and professional skills toward serving the community, particularly those in greatest need. It is a great opportunity for the Fellow to gain experience and for ORFH to have a smart, hard-working, dedicated person for three years. Plus, Enterprise pays the associated salary to the intern! What a deal!!

SPECIAL THANKS TO...

- Association of Washington Housing Authorities'
- Banner Bank
- California Coalition for Rural Housing
- Enterprise Community Partners, Inc.
- Federal Home Loan Bank of Seattle
- Impact Capital
- United States Department of Agriculture – Rural Development
- United States Department of Labor
- United States Department of the Treasury
- Washington Community Reinvestment Association
- Washington State Department of Commerce - Housing Trust Fund
- Washington State Farmworker Housing Trust
- Washington State Housing Finance Commission
- Wells Fargo Foundation
- Zeck Butler Architects

We would also like to recognize all of our Sponsors past and present whose commitment and dedication to providing affordable housing in our rural communities, benefits thousands of hard working farmworkers and rural families every year.

- Catholic Charities Housing Services
- Chelan County/City of Wenatchee Housing Authority
- Grant County Housing Authority
- Mano a Mano/Snake River Housing
- Northwest Communities Education Center
- Okanogan County Housing Authority
- Oroville Housing Authority
- Othello Housing Authority
- Pasco/Franklin County Housing Authority
- Richland Housing Authority
- Sea Mar Farmworker and Community Housing Development
- Skagit County Housing Authority
- Sunnyside Housing Authority
- Washington Farm Labor Association
- Washington Growers League
- Walla Walla County Housing Authority
- Yakima Housing Authority

BOARD OF DIRECTORS

Al D'Alessandro, Chairperson
King County Housing/Community Development

Donald J. Kinney, Vice-Chairperson
Northwest Justice Project (retired)

Marty Miller, Secretary
Office of Rural and Farmworker Housing

Susan Duren, Treasurer
WA Community Reinvestment Association

Lee Campos, Director
Migrant Student Data & Recruitment Office

Ketha Kimbrough, Director
Sunnyside Housing Authority

Dixie Kracht, Director

Mike Youngquist, Director
Grower

Roberta Gabbard, Director
Banner Bank

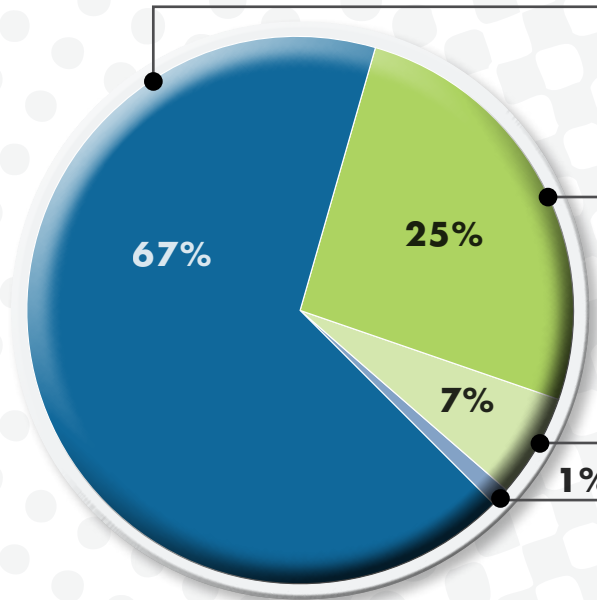
MEET OUR STAFF



PICTURED LEFT TO RIGHT

Bobbi Alseth, Director of Housing Development
Jacob Heitzman, Housing Development Specialist
Marty Miller, Executive Director
Susan Wilson, Housing Development Specialist
Laurie Waytuck, Office and Fiscal Manager
Debrah Whitefoot, Housing Development Intern
Nancy King, Housing Development Specialist

2010-2011 FINANCIAL SUMMARY

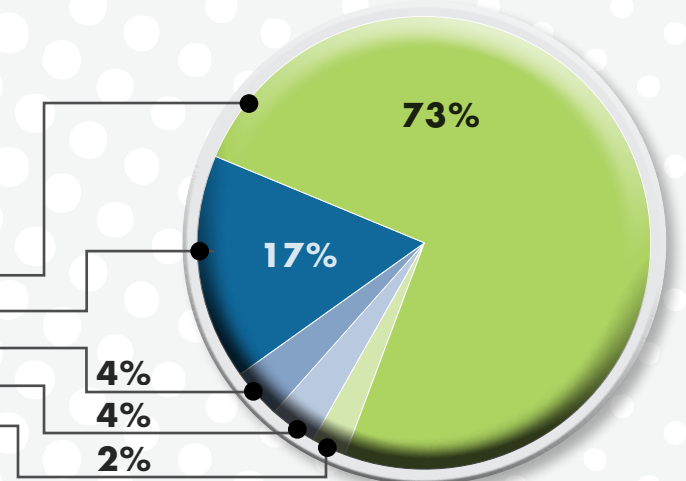


REVENUE

Development & Technical Assistance Fees	\$654,074
Federal & State Technical Assistance Contracts	\$249,601
Contributions/Grants	\$69,914
Interest & Other	\$8,158
TOTAL	\$981,747

EXPENSES

Development Services	\$568,452
Administration & Other	\$132,835
Fundraising & Miscellaneous	\$30,938
Policy & Related Expenses	\$27,318
Training	\$14,729
TOTAL	\$774,272



OUR SERVICES

- Feasibility studies including market analyses of local housing need and demand, direct household surveys and analyses of local agricultural trends.
- Land assembly, including site inventories and feasibility analyses of suitable parcels, purchase negotiations, preparing option/purchase agreements and environmental assessments.
- Applications/negotiations for construction and permanent financing from public and private sources.
- Assistance with loan closing, construction processing, project closeout and other owner responsibilities in the development process.
- Low interest pre-development loans for land options, architectural work, surveys, soil testing and other costs incurred prior to closing on construction/permanent financing.
- Management assistance and training to assure long-term viability.



LA POSADA EAST & WEST

In Pasco, WA ORFH partnered with SeaMar Farmworker and Community Housing Development to create La Posada East and La Posada West. These developments are the adaptive re-use of existing, aging motels in downtown Pasco. And, they were a long time coming! Our work started nearly 10 years ago and since then we have been through legal battles, secured additional financing and have gone through the trials and tribulations associated with acquiring and rehabilitating aging buildings.

Perseverance pays and we are proud to see La Posada East and West complete, providing affordable housing opportunities to the seasonal farmworkers in and around the Tri-Cities. La Posada consists of two buildings that together provide 66 units (204 beds) serving seasonal farmworkers and their families. The project was completed in September of 2010. The majority of units are studio apartments with some one bedroom units for families. The development will serve people who earn 50% and below of the Area Median Income.

EAST OROVILLE HARVEST PARK

The hard work and commitment of the Oroville Housing Authority has paid off and the city of Oroville now has new, affordable seasonal farmworker housing that will serve the community, growers and farmworkers and their families for years to come. With funding from the U.S. Department of Agriculture Rural Development, Washington State Department of Commerce Housing Trust Fund and CDBG Housing Enhancement funds through the City of Oroville and the Department of Housing and Urban Development, the Oroville Housing Authority in partnership with ORFH completed Harvest Park in July 2011.

The development includes 10 self-contained units, with nine two-bedroom units and one one-bedroom unit. Each bedroom includes four beds to serve a maximum of 76 individuals at any one time. Harvest Park was developed with many green features that help ensure the health of residents and contribute to lower operating costs, including low VOC paints and caulking, energy efficient framing and insulation, energy star appliances and solar panels that will provide power to the office, community room and laundry.

Stop by 1609 Orchard Street in Oroville, Washington to take a peek at this new development that showcases the positive results that can be achieved through collaborative partnerships.



“ Working with ORFH’s staff has been a pleasure. Being isolated in a Rural area with projects few and far between sometimes having the contacts and reaching out for RFP’s can be difficult. ORFH has the ongoing relationships and contacts to see the process is done to specifications for our organization. ORFH’s positive working relationship with funders made applications, submittals, draws, and contracts flow in a timely and efficient process ”

Cheryl Lewis
Executive Director, Oroville Housing Authority



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POLICY

As the economy sputters, ORFH is getting as many (or more!) requests than ever to build affordable housing. Unfortunately, State and Federal resources that help build housing are under severe distress. Clearly a bad combination, right? What to do?

ORFH has always been committed to advocating for policies and programs that serve farmworkers and low-income rural residents. During this year, Marty Miller has continued serving as President of the National Farmworker Housing Directors Association. He was also elected to serve on the Executive Committee of the National Rural Housing Coalition in addition to the Board of the Washington Low Income Housing Alliance. In these roles, ORFH works to support important resources like USDA Rural Development's farmworker housing programs and the Washington State Housing Trust Fund.

We expect a tough environment in the coming year. ORFH remains dedicated to advocating on behalf of rural communities and the hard-working, low-income people we endeavor to serve.

WWW.ORFH.ORG

PARTNERSHIPS

Our local sponsors who own and manage affordable housing around Washington State are invaluable in ORFH's efforts to meet our mission and we cannot thank them enough. ORFH is also involved in regional collaborations with organizations like Enterprise Community Partners (through the Rose Fellowship) and CASA of Oregon. With CASA of Oregon, ORFH successfully co-hosted the 8th Biennial Farmworker Housing Asset and Property Management Conference, which attracted over 100 participants and high level officials at both HUD and Rural Development.

**“HELPING RURAL
COMMUNITIES BUILD HOPE
AND OPPORTUNITIES”**

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