

HOUSING DEVELOPMENT CORPORATION  
OF WASHINGTON COUNTY

N E W S L E T T E R

October 19, 1983

HDC  
CAO spin-off  
& Partner

Forest Grove Project

The HDC's first farmworker housing project, known as Elm Park Habitation, is under construction in Forest Grove. The construction site is at the end of Elm Street, north of 23rd. It is located behind the Forest Grove City Works and the National Guard Armory. Ground was broken in mid-August. The building contractor has taken advantage of the recent good weather and construction is progressing very rapidly. There are nine buildings, and most of them are now completely framed and roofed with plywood. Several have been shingled. The builder has until April to finish the project, but is projecting completion by the end of January, 1984.

The Farmers Home/HDC estimates for the project as it went to bid during the summer was \$1.3 million for construction. However, we were able to profit from the current economic situation and the low bid came in at approximately \$908,000. The entire cost of the project, including the land purchase, is \$1.4 million. Ninety percent is a grant and ten percent is a loan from Farmers Home. The loan is repayable over 33 years at 1% interest.

The complex will contain 50 apartments, two and three bedroom units. The housing will be occupied by some year-round farmworkers and some migrant farmworkers who will live in it on a seasonal basis. The seasonal units will be closed for about four months during the winter. A Farmers Home rent supplement program will be available for low-income persons. It will pay their rent in excess of 25% of their income. Rents are projected at \$280 for the three-bedroom units and \$225 for the two-bedroom units.

The HDC is currently negotiating a contract with a professional management firm for a two-year period. We are very concerned about being a good neighbor in Forest Grove and doing everything possible to maintain a good image.

#### Political Battles

Our efforts to construct housing both in Hillsboro and Forest Grove have been controversial. In Hillsboro we were denied an outright use designation by the Planning Commission. We appealed this to the City Council and lost. We then appealed to the Land Use Board of Appeals (LUBA) and won. LUBA ruled that Hillsboro was in violation of statewide planning goals and that they could not ban certain types of housing from their city limits. The City appealed this ruling to the Oregon Court of Appeals, and again we prevailed. However, in the interim, the land on which we had taken an option was sold and we were busy with the Forest Grove application process. Our plans in Hillsboro are consequently on a back burner.

In Forest Grove, the Planning Commission ruled us an outright use and the City Council sustained this finding. However, Ballot Measure No. 51 went before the Forest Grove voters in November of 1982. This was an attempt to keep us from building within the city limits although it wasn't specifically labeled as such. It was not well drafted and missed the mark with regards to our project. It was also directed at other issues and subsequently generated much litigation. The State of Oregon Housing Division spearheaded the efforts to invalidate Ballot Measure 51. Washington County also joined these efforts and the HDC was a party to the issue in front of LUBA. The Forest Grove City Council, in enacting an ordinance in response to the ballot measure, required applicants for building permits to sign statements that they would in effect not be in violation of Ballot Measure 51. This we were able to do in good faith. We were subsequently issued a building permit in August of this year. The issuance of the building permit was appealed by a Forest Grove resident and the Planning Commission in a 6-1 vote upheld the building permit. The 1983 session of the Oregon legislature passed a law prohibiting ballot measures like Ballot Measure 51 and another one that had been passed in Monmouth. Based on this, and subsequent to the commencement of construction, LUBA declared most of the provisions of Forest Grove's ballot measure to be invalid. The City Council recently voted to not appeal that decision. Thus, the ballot measure appears to be dead.

### Future Projects

The HDC currently is concentrating its efforts on finishing the construction of the Forest Grove project and seeing that it is a well-managed project. It is investigating a new Farmers Home program that provides for the construction of farmworker housing on the farm-site. The HDC does plan to investigate other areas for farmworker housing projects, but will not undertake these endeavors until the Forest Grove project is running smoothly and efficiently.

### Annual Meeting

The annual meeting which was scheduled for October 12, 1983, had to be continued because of a lack of a quorum. It has been reset for November 16, 1983 at 7:30 p.m. at the Community Center in Cornelius, Oregon. Another announcement and agenda will be sent to you as that time draws near.

Now that we are entering into the phase of owning and managing a farmworker housing project, it is very important for the membership of the HDC to be active. There is important business that must be conducted; and, of course, this cannot be done without a quorum. The board of directors urges all of you to mark this date on your calendar now and plan to attend. The meeting will be short and we hope to offer several interesting speakers, some refreshments, and a slide show of the construction of the Forest Grove project. In the meantime, we urge you all to take a drive by the Forest Grove project and see the fruits of our labor.

Board of Directors

The current board of directors is as follows:

Dick Ginsburg	Chairperson
Lloyd Duyck	Vice Chairperson
Roy Malensky	Secretary
Rick Jacobsen	Treasurer
Chris Mejia	Member
Hector Godoy	Member
Gumercindo Gonzales	Member