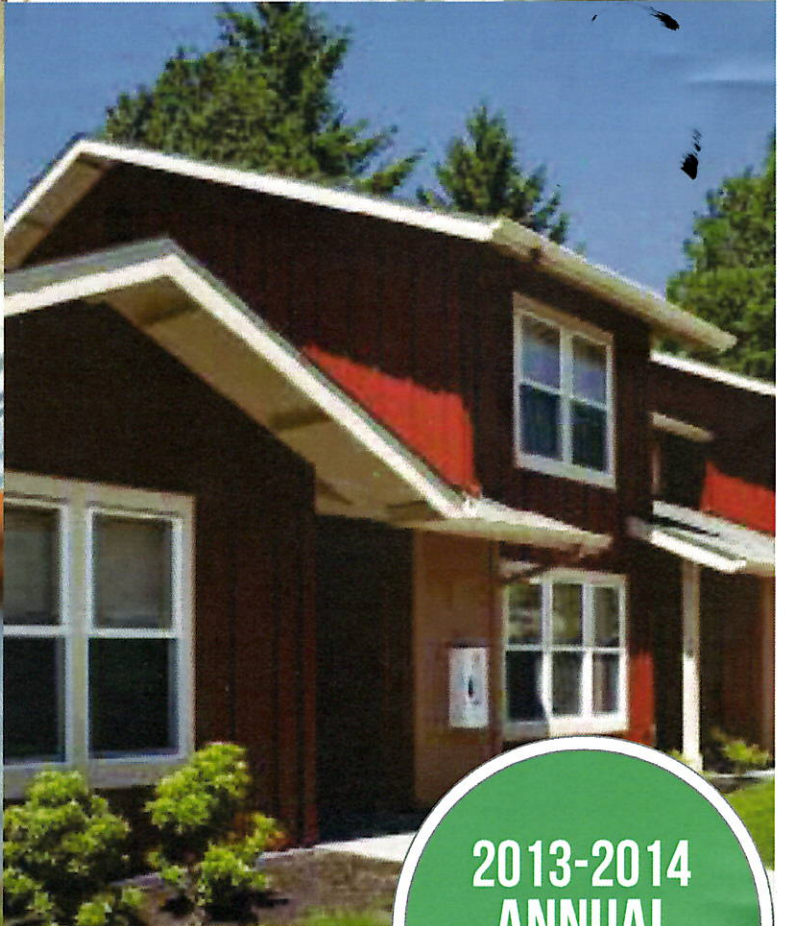




**2013-2014
ANNUAL
REPORT**

Cover photos courtesy of (clockwise right to left): REACH, Bienestar, NEDCO, and Innovative Housing Inc.



MESSAGE FROM EXECUTIVE DIRECTOR, JOHN MILLER

As I contemplated my message for this report one theme was constant – change. I saw that at the NeighborWorks Training Institute in Los Angeles this past February, and I see it everywhere: change is happening all around the country. For example – an issue that community development organizations are seriously digging into this decade is equity – and Oregon ON is no exception. Take just one sliver of the equity issue in our industry, gentrification. Since the 1950s we have seen what “community revitalization plans” can do when they do not include proactive measures to ensure that when the plan succeeds and the neighborhood is a better place to live and work, the people and businesses who were there first can afford to stay.

Let's face it: after all these decades, we should know better. But what are we doing about it? What can we do about it? And where, exactly, is the strongest place to leverage our collective energy to do it effectively? In 2013, Oregon ON's Equity Workgroup began to build a conceptual and relational platform within our organization to answer questions like these and many others, and now we are running with it, forming strategies and inviting the whole membership to join us. I'm proud of the hard work we have done and am excited to continue to share it with you in the coming months.

Change is also evident in our strategic planning and strategic positioning for the leap forward to Oregon's next legislative session. The federal landscape has changed and is changing more yet, and cannot fail to reverberate locally. But Oregon is also changing the way it looks at affordable housing and community development, and we spent a great deal of time over the past year making sure we were a part of that. 2015's session is going to be an exciting challenge and I hope you will stay plugged in to our Network as we tackle it.

Whatever happens this year, there is one thing that's clearer and clearer to me: the more unified we are as an industry, the more we can achieve – literally the stronger we become. Thank you for your partnership and belief in the power of unity.

John Miller

“THE MORE UNIFIED WE ARE AS AN
INDUSTRY, THE MORE WE CAN ACHIEVE”





WHO WE ARE

Oregon Opportunity Network (Oregon ON) is a 501(c)(3) statewide association of affordable housing and community development organizations that provide housing and economic opportunity for working families, people with disabilities, seniors and others struggling to meet their needs in communities throughout Oregon.

Our mission is to support and strengthen our members through advocacy, communications, peer learning, and best practice development.

Our vision is that all Oregonians have the opportunity to succeed in life. Opportunity begins in sustainable communities where a variety of people have a place to call home and an income sufficient to meet their basic needs.

OUR STATS:

5 staff members

46 Voting members

116 Affiliate Members

2 Policy Councils

7 Industry Support Working Groups

\$562,000 budget

1

OUR MEMBERS SERVED OVER **290,000** PEOPLE IN 2013 - MORE THAN THE POPULATIONS OF SALEM, ALBANY, AND CORVALLIS PUT TOGETHER.

2

AS OF THE END OF 2013, OUR MEMBERS HAD DEVELOPED **30,000** QUALITY-BUILT, AFFORDABLE HOMES FOR LOW-INCOME OREGONIANS.

3

THIS MEANS THAT OUR MEMBERS ARE HOUSING OVER **74,000** OREGONIANS --ENOUGH TO FILL THE CITY OF MEDFORD.

4

THE TOTAL VALUE OF OUR MEMBERS' HOUSING PORTFOLIO AT THE END OF 2013 WAS OVER **\$1 BILLION**, CREATING THOUSANDS OF JOBS AND SUPPORTING THE LOCAL ECONOMY IN COMMUNITIES ACROSS OREGON.

"We really value the Oregon ON Conference as it has nuts and bolts 'news you can use,' but at the same time provides a broader context and shared support for the work we all do. The panelists and peer experts provide valuable information that helps us deal with issues we currently face in our organization and assists us plan for the future."

- Cindy Dyer, Housing Director of ACCESS Inc.

"When our Director was in town for a couple of days and we were meeting with banks and other partners, we heard the same thing over and over again, at every meeting: 'If you want to get hooked into what's going on in Oregon, get involved with Oregon ON.'"

- Sadie Campos, ClearPoint Credit Counseling Solutions

"Mission-based affordable housing and community development organizations are the engines that provide safety and stability for the residents they serve and the communities' resources. Enterprise is happy to partner with Oregon ON to help strengthen our community partners to create effective strategy for protecting and preserving these assets."

- Amanda Saul, Senior Program Director of Enterprise Community Partners

OUR BOARD

ROBERTO JIMENEZ, CHAIR,
Farmworker HDC, Woodburn

MARTHA MCLENNAN, SECRETARY,
Northwest Housing Alternatives, Milwaukie

SEAN HUBERT, VICE CHAIR,
Central City Concern, Portland

LISA ROGERS, TREASURER,
CASA of Oregon, Sherwood

STACEY HOWARD, STATE POLICY COUNCIL CHAIR,
NeighborWorks Umpqua, Roseburg

NICK SAUVIE, PORTLAND POLICY COUNCIL CHAIR,
ROSE Community Development, Portland

TOM KEMPER,
Families Forward, Redmond

ROBIN BOYCE,
Housing Development Center, Portland

CLAIRE SEGUIN,
NEDCO, Springfield

VAL VALFRE,
Housing Authority of Washington County,
Hillsboro

DAVID RUELAS,
Hacienda CDC, Portland

RAMSAY WEIT,
Community Housing Fund, Beaverton

OUR STAFF



STAFF MEMBERS (FROM LEFT):

Ruth Adkins, Tanya Wolfersperger, John Miller,
Orion Lumiere, Desi Bellamy.

2013-2014 IN REVIEW

LEGISLATIVE ADVOCACY

We joined with allies to win two important victories in the short legislative session in early 2014: passage of a bill that gives manufactured home residents the chance to purchase and preserve their homes; and the Legislature approved \$2M for emergency housing and \$2.5M to preserve existing affordable housing. In the 2013 Oregon state legislative session, we helped secure several important victories that will increase funds for affordable housing for veterans and farmworkers; preserve existing affordable housing; create foreclosure prevention measures; put in place source-of-income protections for residents receiving housing assistance; and expand shelters and other support for domestic violence victims.

OHCS REDESIGN

We stayed closely involved in Oregon Housing and Community Services' redesign over the past year. Their proposal, which was accepted by the Legislature in February 2014, keeps OHCS as an agency but calls for streamlining and combining of programs; improvement of cross-sector alignment; and most important, calls for creation of a new housing commission charged with oversight of housing policy. Oregon ON will stay engaged in the implementation process going forward, particularly in regard to the establishment of the new governance commission.

HEALTH/HOUSING

We convened and connected with exciting conversations around linkages between health and housing, building on the collective (and growing) recognition that stable housing is a key determinant of health and a significant factor in helping contain healthcare costs. Working with our members' Resident Services managers, Enterprise Community Partners, Community Care Organizations, and many other allies and partners, we seek to help drive innovation in Oregon that will result in healthier people and communities.

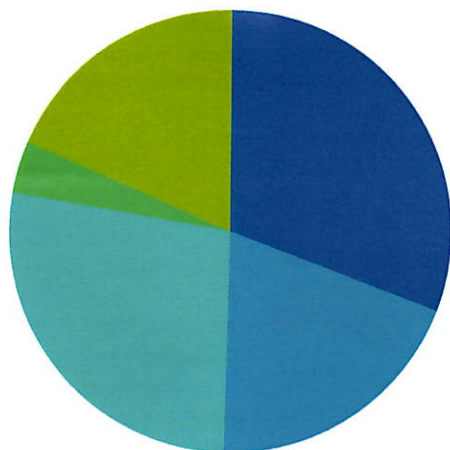
INDUSTRY SUPPORT

Our Resident Services Working Group laid the foundation for an exciting new restructure, we graduated our third LEAD ON class, had great success holding our first-ever two-day Conference in the fall, and launched a new Resident Services 101 Training. Our Fall 2013 Conference attracted more participation than ever: 278 attendees from 119 organizations (almost double our previous record!) came together for 31 training sessions plus a special morning session about the "Home Matters" messaging movement. This level of participation helps us become more economically self-sufficient and tells us we are reaching a much wider swath of our industry than before and that this program is seen as valuable and relevant.

CONFERENCE STATS	SPRING 2013	FALL 2013 (2 day)	SPRING 2014
# of Participants	278	278	234
# of Organizations	65	119	86
# of Sponsors	7	19	19
Total Registration Fees	\$11,095	\$18,850	\$12,230
Total sponsorship income	\$5,000	\$24,825	\$18,200

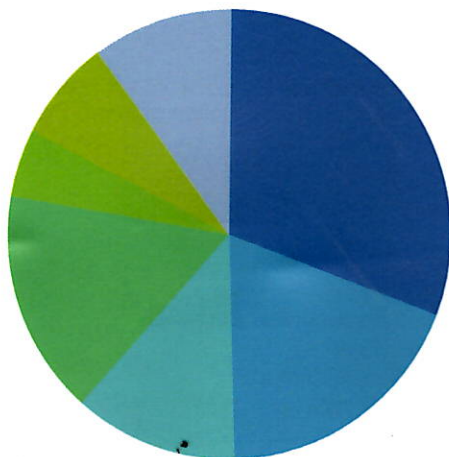
FINANCIAL RESULTS FY13-14

REVENUE: \$ 542,301



- Program service and events: \$166,615
- Member dues: \$106,312
- Government contracts: \$148,252
- Individual and Corporate Contributions: \$20,575
- Interest and other income: \$547
- Foundation grants: \$100,000

EXPENSES: \$ 562,733



- Industry Support: \$172,626
- Public Policy: \$105,796
- Communication: \$67,065
- Administration: \$91,190
- Lobbying: \$27,356
- Fundraising: \$41,075
- Government Contracts: \$57,624



THE FUTURE

In the coming fiscal year we will:

1. In partnership with public, nonprofit and private sector allies, work for the adoption of policies and increased resources for the production of safe, decent affordable housing in communities across Oregon.
2. As a part of our Industry Sustainability Initiative, bring together a cohort of Oregon community development organizations focused on creating individualized plans for sustainable revenue strategies.
3. Continue and deepen Oregon ON's work on our equity, diversity and inclusion strategy and organizational development, both internally and in collaboration with our members statewide.
4. Launch our fourth session of LEAD ON, a leadership development program modeled after NeighborWorks America/Harvard Kennedy School of Government's Achieving Excellence program.
5. Enhance our popular Resident Services (RS) Working Group by providing enhanced training opportunities and by convening quarterly regional or population-specific networking events.
6. With allies, launch a campaign to secure a long-term, sustainable new source of funding for affordable housing and services within the Portland metro area.

OUR MEMBERS

VOTING MEMBERS

Voting membership is open to Oregon nonprofit housing/community development organizations, housing authorities, and community action agencies.

STATEWIDE

CASA of Oregon
Cascadia Behavioral Healthcare
Catholic Charities/Caritas Housing
Enterprise Community Partners
Habitat for Humanity of Oregon
Housing Development Center
Network for Oregon Affordable Housing (NOAH)
Northwest Housing Alternatives
Rural Community Assistance Corporation (RCAC)

CENTRAL/EASTERN OREGON

Columbia Cascade Housing Corporation
Community Connection of Northeast Oregon
Housing Works
NeighborImpact
UGMW Nonprofit Development Corp.

WILLAMETTE VALLEY

Community Home Builders
Cornerstone Community Housing
Farmworker Housing Development Center
Mainstream Housing, Inc.
Neighborhood Economic Development Corp. (NEDCO)
Oregon Housing and Associated Services, Inc.
Polk CDC
Salem Keizer CDC
St. Vincent de Paul of Lane County
Willamette Neighborhood Housing Services

COASTAL

CDC of Lincoln County
Community Action Team, Inc.

METRO PORTLAND

Bienestar
Central City Concern
Clackamas County Housing and Community Development
Community Housing Fund
Community Partners for Affordable Housing (CPAH)
Downtown Community Housing
Habitat for Humanity Portland/Metro East
Hacienda CDC
Home Forward
Housing Authority of Washington County
Human Solutions, Inc.
Innovative Housing, Inc.
NAYA Family Center
Portland Community Reinvestment Initiatives (PCRI)
Portland Housing Center
Proud Ground
REACH Community Development
ROSE Community Development
Sabin CDC

SOUTHERN OREGON

ACCESS
Housing Authority of Jackson County
NeighborWorks Umpqua
United Community Action Network

AFFILIATE MEMBERS

ADVOCACY AND SOCIAL SERVICES

City Club of Portland
Community Alliance of Tenants
Fair Housing Council of Oregon
Housing Land Advocates
JOIN
Northwest Pilot Project
Oregon Food Bank
Portland YouthBuilders
Street Roots
Unlimited Choices Inc.

ARCHITECTS

Bergsund DeLaney Architecture & Planning
Carleton Hart Architecture
MWA Architects
Schemata Workshop Architects
Scott Edwards Architecture
William Wilson Architects

BANKING/ FINANCE

Bank of America
FHLB of Seattle
JPMorgan Chase
KeyBank
National Equity Fund
Umpqua Bank
U.S. Bank
Wells Fargo

CONSTRUCTION

Bremik Construction
Colas Construction
Gerding Builders
Home Builders Association of Metro Portland
LMC Construction
The Sherwin-Williams Co.
Walsh Construction Co.

CONSULTING

Alder Geotechnical Services
Lunabridge
The Nielson Group
Starting Point

FINANCIAL ADVOCACY AND EDUCATION

Apprisen Financial Advocates
Financial Beginnings
Social Enterprise Solutions



OUR MEMBERS

GOVERNMENT

City of Beaverton Community Development
City of Portland Multifamily Recycling Program
Multnomah County Dept. of Human Services
Portland Housing Bureau

HOUSING AND COMMUNITY DEVELOPMENT

BRIDGE Housing
Community Vision
Impact NW
Klamath & Lake Homeownership Center
Neighborhood Partnerships
Oregon Housing Authorities
Oregon Microenterprise Network (OMEN)
Relocation Hope
TRG Oregon Affordable Housing LLC
Willamette West Habitat for Humanity

INSURANCE

JD Fulwiler & Co. Insurance Inc.

LAW/ACCOUNTING

Ball Janik LLP
Bateman Seidel
Bjorklund & Montplaisir, CPAs
Dagle Law Office, LLC
Jones & Roth
Lewis and Clark Law School Small
Business Legal Clinic
Miller Nash LLP
Orrick, Herrington & Sutcliffe LLP

PROPERTY MANAGEMENT AND SERVICES

Affinity Property Management
Cascade Management, Inc.
Coin Meter Company
Income Property Management
Inspections Unlimited

INDIVIDUAL MEMBERS

Kyle Anderson
Michael Anderson
Roberta Ando
Cathey Briggs
Deb Constans
John Epstein
Topaz Faulkner
Devin Follingstad
Tam Gardner
Tasha Harmon
Stacey Howard
Jessica Junke
Craig Kelley

Alissa Keny-Guyer
Leon Laptook
Susan Lind
Ben Loftis
Rich Malloy
Martha McLennan
Nancy Murray
Jeanne Nyquist
Katherine Patricelli
Rob Prasch
Jeff Reingold
Molly Rogers
Steve Rudman
Jean Rychlik
Amanda Saul
Nick Sauvie
Michelle Silver
Kristina Smock
Kay Sohl
Martin Soloway
Whit Spencer
Andree Tremoulet
John VanLandingham
Chrissy Washburn
Bobby Weinstock
Jane Willsea
Deedee Wilner-Nugent
Sue Wiswell
Tanya Wolfersperger
Clyde Zahn
Marsha Zimmerman

THANK YOU
FOR YOUR
SUPPORT !



MAJOR FUNDERS

OREGON HOUSING AND COMMUNITY SERVICES

MEYER MEMORIAL TRUST

PORTLAND HOUSING BUREAU

JPMORGAN CHASE AND CHASE BANK

BANK OF AMERICA

ENTERPRISE COMMUNITY PARTNERS

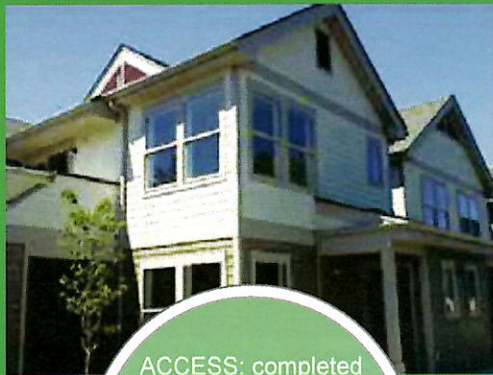
LMC CONSTRUCTION

WALSH CONSTRUCTION

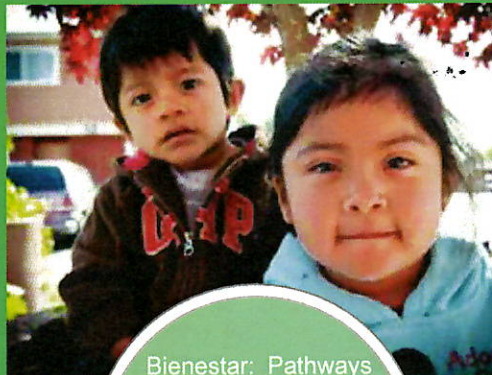
U.S. BANK



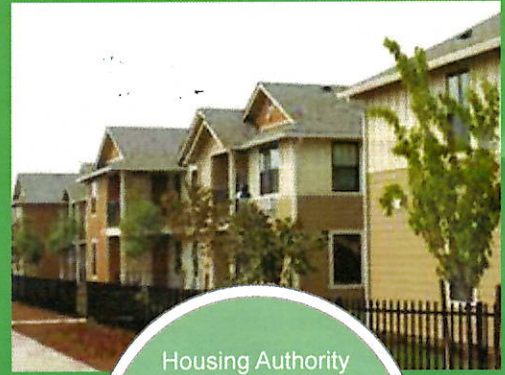
HERE ARE JUST SOME OF OUR MEMBERS' MANY RECENT ACCOMPLISHMENTS ACROSS OREGON:



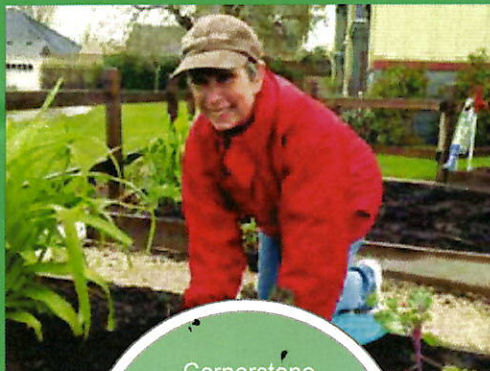
ACCESS: completed the beautiful Hyde Park housing complex in Ashland, nestled into an existing neighborhood of homes



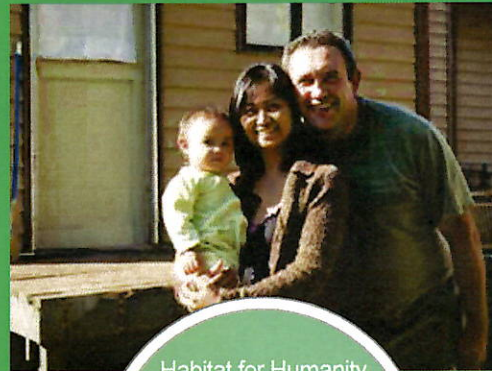
Bienestar: Pathways from Poverty Initiative in Washington County offers residents holistic & comprehensive programs that transform lives



Housing Authority of Jackson County: opened Freedom Square in White City, providing housing for veterans as well as the general public



Cornerstone Community Housing: opened Willakenzie Crossing in Eugene, serving families and developmentally disabled residents



Habitat for Humanity Portland/Metro East: Launched Neighborhood Revitalization Initiative in Portland's Cully neighborhood, helping to stabilize homeowners



Hacienda CDC: Opened a Futsal Court at the Ortiz Community Center in NE Portland to promote safe play for residents

IN ADDITION:

- ROSE CDC: worked with the East Portland Action Plan on budget mapping and securing equitable investments for East Portland
- UGMW Nonprofit Development Corp.: completed Castle Rock Apartments, a 40-unit community in Boardman for farmworkers and their families
- CASA of Oregon: converted the West-Side Pines Manufactured Housing Park in Bend to resident ownership, preserving 71 affordable homes in the heart of Bend's urban area



847 NE 19th Avenue, Suite 150, Portland, OR 97232 P: 503.223.4041 F: 503.335.0475 W: OREGONON.ORG

Oregon ON thanks member Carleton Hart Architecture for report design.