

NOTICE OF PUBLIC MEETING

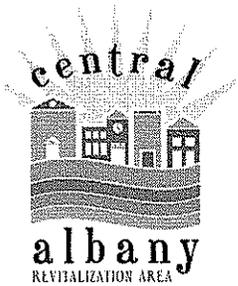
CENTRAL ALBANY REVITALIZATION AREA ADVISORY BOARD
City Hall Council Chambers
Wednesday, January 19, 2011
5:15 p.m.

AGENDA

1. CALL TO ORDER (Chair Cordell Post)
2. ROLL CALL
3. APPROVAL OF MINUTES
➤ November 17, 2010. [Pages 1-4]
Action: _____
4. SCHEDULED BUSINESS
 - a. Business from the Public
 - b. St. Francis Hotel project. [Pages 5-29] (Porsche/Applicant)
Action: _____
5. BUSINESS FROM THE BOARD
6. NEXT MEETING DATE: *Next regular meeting Wednesday, February 16, 2011*
7. ADJOURNMENT

City of Albany Web site: www.cityofalbany.net

The location of the meeting/hearing is accessible to the disabled. If you have a disability that requires accommodation, please notify the Human Resources Department in advance by calling 541-917-7500.



APPROVED: _____

CITY OF ALBANY
Central Albany Revitalization Area Advisory Board
City Hall Council Chambers, 333 Broadalbin Street SW
Wednesday, November 17, 2010

MINUTES

Advisory Board Members present: Rich Catlin, Jeff Christman, Bill Coburn, Floyd Collins, Loyd Henion, Bessie Johnson, Gordon Kirbey, Sharon Konopa, Ray Kopczynski, Chuck Leland, Dick Olsen, Cordell Post, Ralph Reid, Jr., and Mark Spence

Advisory Board Members absent: None

Staff present: Urban Renewal Manager Kate Porsche and Administrative Assistant Teresa Nix

Others present: Approximately ten audience members

CALL TO ORDER

Chair Cordell Post called the meeting to order at 5:15 p.m.

APPROVAL OF MINUTES

October 20, 2010

MOTION: Ray Kopczynski moved to approve the October 20 minutes as presented. Ralph Reid, Jr., seconded the motion, and it **passed** unanimously.

SCHEDULED BUSINESS

Business from the Public

David Johnson, 421 Water Avenue, said that he is the owner of the Wheelhouse property and that he has received CARA funding. As a riverfront property owner, he feels that we have an asset that is not being well used. He said that Corvallis decided to do a riverfront renewal ten years ago; today it has an inviting area with multiple restaurants and businesses and people walking around day and evening. Albany's river walk does not feel inviting and safe; he would like to see it opened up and perhaps some money put into design work. He offered to serve on a future work group to help explore possibilities and move the project forward.

Bessie Johnson said that she has received comments from people who don't feel safe on the riverfront and she agrees that it needs to be made more inviting. She expressed appreciation to Johnson for coming forward and for being willing to help. Brief discussion followed.

Swoboda – Request for Loan Repayment Modification

Urban Renewal Manager Kate Porsche reviewed the request as detailed in the written staff report. Chuck Swoboda, an early recipient of CARA funds, had understood that Phase I of his project was structured with five years of no payments, then five years of payments. The actual terms, as described in the Promissory Note, call for the loan to be paid in full with interest five years from the loan date. The loan date was January 25, 2005. Swoboda is requesting a modification of his loan for Phase I to allow five years to pay back the original

balance plus interest accrued to date. Swoboda is proposing to make double payments for nine months to get caught up on the 2010 payments and to pay off the accrued interest on an accelerated schedule; he is proposing that there be no interest going forward. Porsche reviewed complaints about excessive signage and items in the public right-of-way at this location. She recommended that, if the request is approved, Swoboda be required to comply with all applicable City ordinances.

Chuck Swoboda, 104 First Avenue, came forward. He clarified that he did not request that there be no interest going forward; he is proposing that interest would accrue during the five-year repayment period.

Johnson said that she doesn't have any problem approving this request, especially with the clarification that Swoboda is proposing to pay with interest.

Kopczynski asked about a previous situation in which the west storefront windows were out of compliance. Porsche said that Swoboda worked with the Landmarks Advisory Commission and City staff to come up with a solution that was acceptable to all parties.

Kopczynski asked what Swoboda, as a businessman, would say to a customer who said they did not read a contract and wanted to renegotiate. Swoboda said that he would probably say no.

Rich Catlin asked about the status of the second loan. Porsche said that loan is drawn down; payments are scheduled to begin in 2012.

Chuck Leland asked if Swoboda has submitted financial information regarding his ability to pay. Swoboda said that he may have submitted information several years ago when this loan was approved.

Mark Spence asked if there is a reason that Swoboda proposed to make double payments for the first several months. Swoboda said that he was told by previous staff members that payments would start in January 2010; the proposal would make up for the payments missed since that date.

In response to an inquiry from Spence, Porsche reviewed portions of the contract related to completion requirements; Swoboda has met all of his contractual obligations.

Bill Coburn noted that a conventional lender would not agree to this type of request; however, it is of benefit to the City to have this business succeed. He thinks that there is not much choice other than to accept the offer.

In response to inquiries from Post, Swoboda said that he should have no problem making the payments as proposed. It was noted that staff will need to work out a new payment schedule which includes the interest that will accrue during the repayment period.

Floyd Collins said that, as part of any action on this request, he would like to set a completion date and to ensure compliance with City ordinances regarding signage and items in the public right-of-way. Brief discussion followed.

MOTION: Coburn moved to direct that staff work with Swoboda on the financial details and terms of repayment, the completion date for construction, and to address concerns with regard to ordinances. Catlin seconded the motion, and it **passed** by a vote of 13 to 1 with Kopczynski voting no.

Albany Redevelopment/Ward – Project Update and Extension Request

Porsche reviewed the request as detailed in the written staff report. Don Ward is requesting an extension through April 30, 2011, to complete work on the Labor Temple project. Staff recommends approval with a modification to the agreement which stipulates that reimbursement of the remaining balance will go out only at such time as the project is deemed complete by the City's Building Division with a certificate of occupancy.

Randy Rosenblatt and Don Ward came forward. Spence asked about the previously proposed development on the vacant lot to the east of this property. Porsche advised that the purchase agreement for the six townhomes on that property has fallen through.

In response to an inquiry from Gordon Kirbey, Rosenblatt said that a series of commitments from lenders have fallen through for a variety of reasons. He feels that the financing needed to complete the deal will come through in the next week or two. Ward added that the project is about 70 percent done and that he is fully committed to its completion.

MOTION: Kopczynski moved to approve an extension to complete the work on the Labor Temple project through April 30, 2011, with reimbursement of the remaining balance to go out only at such time as the project is deemed complete with a certificate of occupancy. Leland seconded the motion, and it **passed** unanimously.

Manley – Request for Loan Modification

Porsche reviewed the request from Marc Manley for a modification of his loan for Phase II of the project as detailed in the written staff report. The request would alter the structure to a no-interest loan. The loan currently expires on December 31, 2010; if the Board moves forward on this request, the timeline will also need to be addressed. Porsche distributed an amortization schedule showing repayment with interest for comparison.

Marc Manley, 222 First Avenue W, expressed appreciation to the CARA Advisory Board. He said that he and the Board have been working together for several years, having set and achieved mutual goals. With CARA's support, he has transformed the Ames Building, which previously had eight small retail shops, into two large retail bays; this is a proven retail concept that improves the economy and creates jobs. He wants to do similar improvements to the Flinn Building; however, he has held off beginning that project due to the current market place. He would like to discuss the viability of that project and what might be done to make it move forward. He reviewed his proposal, as outlined in his letter of November 10, 2010. He noted that, in addition to making the loan interest-free, another idea that might let the project proceed would be to make part of the loan forgivable after five years.

Kopczynski said that, considering what Manley has contributed to the downtown, he has no qualms working with him on this request. He asked if this would materially affect the public-private investment ratio. Porsche said that restructuring the loan to a no-interest loan would not impact that ratio; forgiving a portion of the loan would essentially turn that portion into a grant and would alter the ratio.

Manley noted that, two years ago, he agreed to stay off of the historic tax freeze for a period of time; he has since been advised that changes in the law make it unlikely that he will ever get back on the tax freeze.

In response to inquiries, Porsche said that CARA's line-of-credit has a variable interest rate, currently two percent.

Coburn noted that Manley's first payment is not due for more than three years. He asked if this request is premature given that economic conditions could change. Manley said that there is enough uncertainty that he has a conservative view about the economy. If he proceeds with this, he that he will be committing money – both his and CARA's – and he wants to ensure that there will be a payback. In response to an inquiry from Post, Manley affirmed that, because of uncertainty in the economy, he will not proceed with improvements unless the loan is restructured. Brief discussion followed.

MOTION: Catlin moved to restructure the loan as requested. Kopczynski seconded the motion.

Manley referred to his earlier suggestions about further modifications to the loan, i.e., making half the loan forgivable.

Dick Olsen said that he is concerned about others coming forward to request no-interest loans. Kopczynski noted that Manley has done a lot for the downtown. Post noted that CARA has made several forgivable loans over the past five years. Collins noted that Manley is not asking for the tax exemption; CARA will get a payback in tax increment financing. Loyd Henion said that Manley has created a magnet for the downtown. Spence said he would be inclined to forgive half of the loan but attach some interest on the remainder.

Spence offered a **friendly amendment** to the motion to forgive fifty percent of the loan, to modify the contract for the other fifty percent of the loan at two percent interest, and to extend the project deadline to December 31, 2011. The friendly amendment was **accepted**.

The motion **passed** 13 to 1 with Reid voting no.

Update on Other Projects Out of Compliance

Porsche provided a brief update on the status of collection efforts related to two contracts (Smith and Phillips).

Porsche noted that Board members will leave for a tour of the JC Penney building immediately following this meeting.

BUSINESS FROM THE BOARD

None.

NEXT MEETING DATE

The next meeting of the CARA Advisory Board is scheduled for Wednesday, January 19, 2011, at 5:15 p.m. in the Council Chambers.

ADJOURNMENT

Hearing no further business, Chair Post adjourned the meeting at 6:45 p.m.

Submitted by,

Reviewed by,

Teresa Nix
Administrative Assistant

Kate Porsche
Urban Renewal Manager



TO: CARA Advisory Board
 VIA: Greg Byrne, Community Development Director
 FROM: Kate Porsche, Urban Renewal Manager *Kate*
 DATE: January 14, 2011, for January 19, 2011, CARA Advisory Board Meeting
 SUBJECT: St. Francis Hotel Project

Before the holidays, I was contacted by Innovative Housing, Inc. (IHI), a Portland developer interested in the purchase and rehabilitation of the historic St. Francis Hotel. As you may know, the historic building is located on the corner of First Avenue and Ferry Street SW. Built in 1912 and designed by Charles Burgraff, the 35,000-square-foot building is currently used by a print shop on the first floor with the upper floors vacant. A historic photo is attached. The oldest part of the building is the two-story portion which is further west and the "newer" front section is the four-story area.

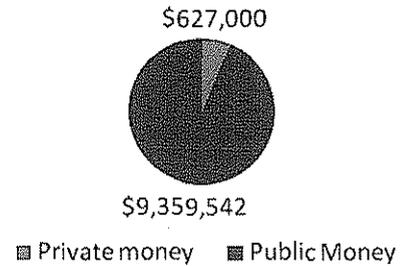
Proposal

Please see the attached application and materials for more information. The project, as it is proposed, includes:

- 54 studio and one-bedroom low-income apartment units with rents at 50-60 percent of market rate
- 2,400-3,500 square feet of commercial area on the ground floor (areas fronting First Avenue and Ferry Street)
- Full rehab of the building including seismic and historic preservation work
- Financing Package:

LIHTC's	\$6,682,332
State HOME	\$ 291,924
State Trust Fund	\$ 100,000
State Weatherization	\$ 50,000
State General Housing	\$ 200,000
Historic Tax Credits	\$1,235,286
Permanent Loan	\$ 375,000
Deferred Dev Fee	\$ 252,000
<u>CARA contribution</u>	<u>\$ 800,000</u>
Total	\$9,986,542

St. Francis Public and Private Money



Analysis

I'll start and end with the underlying question on this proposal: Is this the right project for this site? I have been asking myself this question from the start and have found the answer to be a bit challenging. After meeting the developer, Greg Byrne, Community Development Director, and I traveled to Portland to meet with the developer and tour a couple of their projects in Portland.

We were especially impressed with the IHI's commitment to historic preservation. The two projects we saw clearly illustrated their commitment to preservation. Additionally, the applicants have a track record of holding their properties, rather than selling them, which means the quality of construction and upkeep is top notch.

With that said, I have considered their request carefully but found myself coming back to the same underlying question: Is this the right project for this site? Due to timing constraints, the applicant very much wanted to come before you this month. Without the completion of the Retail

Analysis, it was hard for me to fully understand the answer to this question. It seemed appropriate, then, to meet with George Crandall to get his opinion and thoughts on this project.

Greg and I met with George and brought photos, plans, and the proposal to the meeting. We discussed the project in-depth and even kicked around alternatives. In the end, Crandall indicated that he had to recommend against this project at this location, as he thought it could, “have a negative effect on the long-term goals of CARA and downtown.” George has written a letter, which I’ve attached to this staff report, for your review. Also attached, you’ll find a letter from John Pascone.

Here are some specific concerns that came to light through that conversation with George:

Parking: Parking is a challenge at this site. With no parking on-site or near to the site, it could severely affect who will rent the units. The applicants are calling the project “work-force housing,” indicating that their target tenants are working young people or students. However, if we take a closer look at these types of tenants, we must then consider the proximity of the places they would be going to (i.e., work or school). Albany is not an urban area where we have such a large employment center within walking distance; and, of course, LBCC and OSU are destinations that require driving (at 4 and 10 miles away from the project, respectively.)

From the planning perspective, the code doesn’t require parking for the project as it’s in the downtown parking district. However, to be a “roaring success,” as Crandall calls it, it will need a parking solution. The applicants have proposed the leasing of a handful of spaces in the lot located on Water Avenue owned by the City. My gut reaction, confirmed by Crandall, is that location is too far away to be effective for the project, especially for the young professional tenants the applicants are aiming for and cannot be guaranteed long-term as we hope to see the site redeveloped.

Unit Size and Rents: We have concerns about the size of the units proposed for this project. In the application materials, the spread of unit sizes is outlined as followed:

Unit Type	Size	Number of Units	Proposed Rent	Median Income Level
Studio	291	38	\$ 395	41%
1 BR	479	9	\$ 480	47%
Studio	310	5	\$ 500	52%
1 BR	439	2	\$ 600	59%
		54		

Table 1: Summary of proposed unit sizes

The applicants have deemed this as “workforce housing”; but with an average size of 330 square feet, these units tend toward Single-Room Occupancy (or SRO) rather than retail housing. When touring the projects in Portland, I was taken aback at the extremely small size of the units. With an average of 330 square feet, then taking out the square footage for a bathroom and kitchen, this leaves a very small amount of “living area.” Forty-three of the 54 units, or 80%, of the units they are proposing for this building are 310 square feet or less.

Staff has concerns, especially in the studio units that look to be about 20 percent smaller than average Albany studios (per their apartment analysis), yet plan to be charging 95 percent the rents. (See Table 2 below).

From Albany Rent Survey			Proposed Units		Comparison	
Unit Type	Avg. Size (sq. ft.)	Avg. Rent	Avg. Size	Avg. Rent	Percent of Albany Average Size	Percent of Albany Average Rent
Studio	368	\$427	293	\$407	95%	80%
1 BR	650	\$650	472	\$502	77%	73%

Table 2: comparison of rent survey to proposed units.

The question this begs then is, if they are not able to rent at the “high-end affordable housing spectrum,” as the applicant states, who then are they renting to? If young professionals balk at the idea of a living in a unit smaller than 17x17 with parking a block and a half away, then who do the tenants become?

Both the applicants and George Crandall touched on an interesting point: They both indicated that every community has the need for low-income housing. The applicants stated it this way, “Every community has varying levels of need for this type of housing...hopefully in small doses mixed with higher income units.” George brought up the same point, that we should give careful consideration to the quantity and placement of low-income units in our downtown, indicating that in a developing urban core like ours a good ratio to consider is 4:1 market rate to low-income. To both, I would say this: CARA assisted in the funding of 40 units of elderly low-income housing in the Riverview Place Apartments. Crandall responded with two thoughts. First, he said that when looking to revitalize a community, we should look to lead off our housing development with market-rate units. Second, he expressed concern that there currently were not enough market-rate units to dilute the low-income units we already have in the downtown core, deepening my concern about adding yet another 54 low-income SRO type units on our prime retail street in downtown.

ROI: At the time of drafting this staff report, I am still waiting on some information from the assessor that is necessary for me to complete the ROI analysis. I will plan to bring that information to the meeting. Additionally, the applicants have provided me with the full pro-forma on the project. If you would like to review this, please send me an e-mail; and I’d be happy to send it on to you.

Summary & Recommendation

I’ve outlined the specific concerns, the positives, and the negatives on this project.

I urge you to think carefully about the proposed project—the St. Francis is a special and unique building in our downtown, and it is crucial that we get this right. Our urban renewal money is for exceptional projects that will elevate and give our downtown wings. This project does have merits—especially in the developer’s commitment to historic preservation—but I do not believe that’s enough. What they’re proposing is substantial, but it is not *exceptional*. All of this comes back to the underlying question: Is it the right project for this location? This staff person must say no.

We responded quickly to the developer's request given their deadlines for the tax-credit application. Through our discussions, we worked to think about alternative ideas and solutions. One such possibility that you may want to consider in the future is for CARA to purchase the building. The investment may be similar, we would have control of the property and could hold it until the right market timing and the right project came along. The acquisition of property is a very common urban renewal activity and is listed as the first activity in our plan, "Property Acquisition & Assembly: Acquire land and buildings for public and private development purposes and assemble sites as required to implement Urban Renewal objectives."

KP:ldh

Attachments

U:\Economic Development\CARA\CARA Advisory Board\2011\Staff Reports\01.19.11 St. Francis Staff Report.doc

CRANDALL ARAMBULA

REVITALIZING
AMERICA'S CITIES

January 12, 2011 (Draft)

Kate Porsche
Urban Renewal Manager
City of Albany
Albany, Oregon

Subject: St. Francis Apartments Project

Dear Kate:

At your request, our firm reviewed the St Francis project for compatibility with Albany's downtown revitalization efforts. We think it is exciting to have an established developer proposing affordable housing and ground-floor retail in a vacant downtown building.

Parking is always an issue with housing projects, and at this time, no on-site or off-site parking is being provided for the St. Francis. In some dense urban settings, a lack of parking is not a fatal flaw because an employment center and shopping opportunities (groceries) are in close proximity, allowing residents to walk or bike to jobs and services. In the Albany downtown however, the employment and services needed to support a car free residential environment do not yet exist.

We don't doubt that the project will find some renters who are willing to tolerate the inconvenience associated with off-site parking or infrequent transit, but these undesirable features may translate into a project with limited market appeal and problems caused by a high-vacancy rate. In a competitive market environment these possibilities need to be recognized.

As you know, work on the Downtown Retail Revitalization Strategy will begin next month. It should inform the City about ways to strengthen the downtown economy. Specific land use and parking recommendations will be provided. The St. Francis site is included in the study area. We would like to think that the St. Francis has the potential to be a signature project, kicking off downtown revitalization. Signature projects need to be a roaring success; however, as designed we think the St. Francis could have a negative impact on downtown revitalization.

Our recommendation is that the CARA postpone a decision on the project until the Revitalization Strategy is complete. Once complete you could then work with developers who can help you create signature projects and implement the revitalization strategy.

Sincerely,



George M. Crandall, FAIA, Principal

Porsche, Kate

From: John Pascone [pasconj@peak.org]
Sent: Monday, January 10, 2011 11:05 AM
To: Hare, Wes; Porsche, Kate
Subject: St Francis Hotel project

Wes and Kate, Happy New Year!

I have heard from a couple of sources that a renovation project for the old hotel might be in the works.

I have always thought that that would be a wonderful project for the downtown because it's current use does not do the building justice. It has a great history and the rooms are great spaces to behold. It really would add to the area and upgrade and anchor that end of town. A similar project in the 1980's resulted in Two Rivers Market.

I have even written letters in the past to try to get the McMenamin brothers interested in taking on the project but they were involved in too many other projects at the time. This was part of a ADA business recruitment effort.

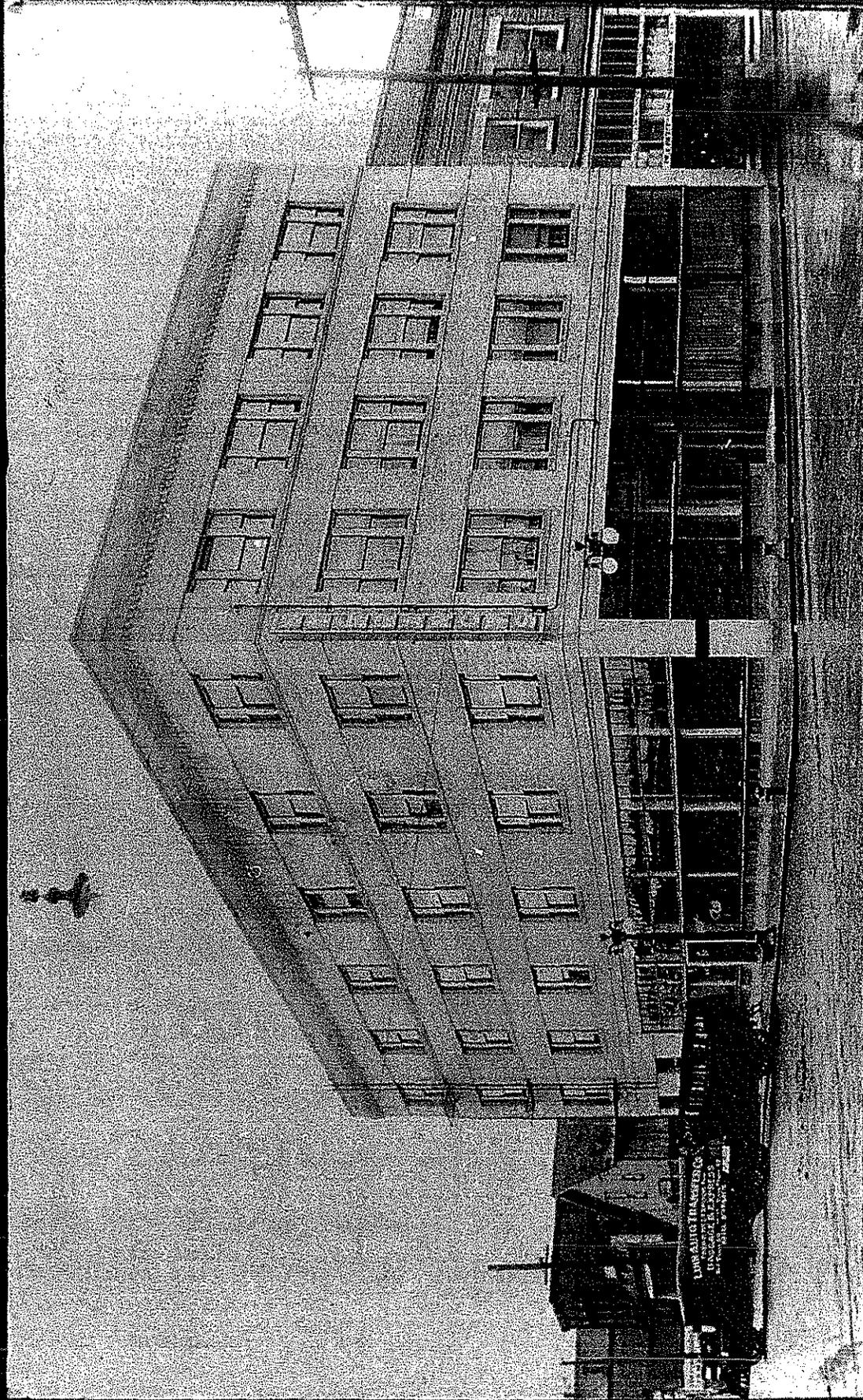
One of my sources is a client whose sister works for the organization in Portland trying to put the deal together.

I and people I talk to think the hotel should be used for accommodations as a hotel or upscale apartments in an effort to bring money and residents with money downtown. These folks many times are young professionals who create businesses in such settings.

The project as I understand it is for tiny low income apartments which, in my opinion, does not fit the CARA mission nor would it be beneficial to the downtown area. I know that there is a need for this kind of housing but I am afraid it would degrade the downtown at a time when we are trying to lift it up.

Regards, John

John Pascone
Albany-Millersburg Economic Development Corp.
435 W 1st Ave
Albany, Oregon 97321
phone 541-926-1519 fax 541-926-7064
www.albany-millersburg.com



St. Francis Hotel.

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16.3



Developer Partnership

APPLICATION

1. APPLICANT

Name: Innovative Housing, Inc.

Business Name: Innovative Housing, Inc.

Address: 219 NW 2nd Avenue

Portland, Oregon Zip Code: 97209

Contact Name: Julie Garver Phone Number: 503-226-4368, ext. 3

Fax Number: 503-226-2509 Email Address: jgarver@innovativehousinginc.com

Legal Form: Sole Proprietorship Partnership
Corporation: Profit Non-Profit TIN# 93-0877440

In which State are the incorporation and/or organization documents filed? Oregon

2. BUILDING/BUSINESS INFORMATION

Name: St. Francis

Age of Building: 4 story building built circa 1912; 2 story building built circa 1907

Address: 110 Ferry Street SW (4 story) ; 406 1st Avenue SW (2 story) Zip Code: 97321

Legal Description: _____

Property Tax Account Number: 81378 Map: 11S03W06CC

3. OWNER OF PROPERTY (if not applicant)

Name in which title is held: Gerald W. Thorn

Contact Name: Jerry or Scott Thorn

Address: 406 First Ave. SW

Albany, Oregon Zip Code: 97321

Phone Number: 541-928-3322

4. AUTHORIZATION TO UNDERTAKE WORK: (SEE LETTER OF INTENT, ATTACHED)

If the applicant is not the owner of the property, provide written evidence that the owner authorizes this work to be undertaken. (Typically this is in the form of a lease or other written permission).

5. DESCRIPTION OF PROJECT

The Rehabilitation Project

The project will include a complete rehabilitation of the St. Francis building(s), including new systems, full seismic upgrade, and restoration of the historic façade. The interior of the building will include lobby, offices, commercial space, laundry room, bike room, and living units on the main floor. The upper floors will have additional living units for a total of 54 studio and 1 bedroom apartments. We will retain and enhance all the existing historic fabric possible on the interior of the building. On the main floor this includes tin ceilings throughout, mosaic tile flooring and wood wainscoting in the lobby, and the historic configuration of space (lobby facing Ferry and commercial spaces facing 1st. Upstairs, restoration of the windows, fir floors, stained wood casing, trim and doors are top priorities. In addition, the open vestibule surrounding the elevator with railings on each floor is a key restoration opportunity. Key historic features including wood transoms above the doors with original brass hardware will add to the appeal of the spaces. Room configurations will be maintained, with new walls added for bathrooms, and connections between rooms added for larger units. Quality kitchens with hardwood cabinets, dishwashers, ranges and refrigerators will also be included in every unit.

Building Condition

The condition of the building is mixed. Some of the historic features such as exterior brick, most of the windows, tin ceilings and wood trim are in fair to good condition. However, there has been significant water infiltration to both buildings, and water damage is continuing even though both roofs have been replaced in the last few years. This could be due to flashing damage, compromised mortar joints in the brick (especially on the south and west sides), or siding damage in the light wells. The current owner has been working on these problems and keeping up as funds have allowed. However there are many sources for water infiltration in a 100 year old building, and many other things that compete for limited upkeep funds. The owner has also installed fire sprinklers in the basement, with a large enough sprinkler main to accommodate the rest of the building. In addition, the power into the building has been increased. These improvements will help our project focus on major areas of concern such as building envelope waterproofing, seismic upgrade and systems replacement.

Costs and Funding

The renovation described above is not an inexpensive adventure. It is worth it, but the hard costs alone are about \$170 per square foot, which equals \$6.7 Million in construction costs. Total development cost will be right at \$10 Million. This equals \$124,000 per unit in hard cost, and \$185,000 per unit total cost for 54 units. It is very likely that a full renovation of this building would not be feasible if it were not for three main sources of funding:

- 1) The strong interest of CARA to fund historic projects in the Downtown Historic District;
- 2) Historic Tax Credit funding at \$1.2 Million; and
- 3) Low Income Housing Tax Credit (LIHTC) funding, which makes up the vast majority of funding at \$6.6 Million

Even with strong residential and commercial rental income (comparable to the average rents in the Albany market), the building can only support a commercial loan amount of \$375,000, and that is at a special interest rate for affordable housing. CARA, the Historic Tax Credits and the LIHTC's make the project possible, and provide the opportunity to give this building the complete renovation and historic restoration that it deserves. It is extremely beneficial that the Historic Tax Credits and LIHTC's work so well together, and create this type of unique opportunity to fund large, expensive historic preservation projects.

Parking

Yes, it is a challenge. It will always be a challenge for this building and historic buildings like it that were built when cars were a luxury item. It is probably a bigger challenge for the St. Francis, because it is a relatively large building in the downtown area. Certainly we are exploring options like shared parking with Wells Fargo, and master leasing spaces from the Downtown Association. Also, we are very open to hearing suggestions and creative ideas from CARA and the community to address this issue. However we feel that an apartment

use for a young target market is very well suited to the St. Francis and its parking issues, because our residents will be more likely to use transit, bikes and alternative transportation. In addition, our residents will be more open to walking a few blocks to a parking lot. We have several buildings in downtown Portland that do not have any parking, and we provide plenty of bike storage space and transit use incentives. Of course Albany is not Portland, and so we anticipate different issues and different solutions. But we are committed to find the solutions that make the apartments desirable to rent, and keep parking open and available for downtown businesses.

The Project Team

Wouldn't it be nicer to use a local general contractor rather than one from Portland? Innovative Housing has seriously considered this question, because we support prioritizing the use of local suppliers, consultants and labor. We talked with two major Albany/Corvallis area general contractors about the project. Both had some experience in seismic reinforcement, unreinforced masonry buildings, historic rehabilitation, and some residential apartment work. However, neither had *extensive* experience in very complex projects such as the St. Francis, where many unknowns, a vast potential for surprises, and unexpected problems threaten the very viability of the effort. Walsh Construction does have extensive experience with this project type, completing dozens of historic/seismic/apartment projects all over the northwest, and two recently with Innovative Housing:

- 1) The Clifford is a 1911 building with 88 apartments & four commercial spaces. The project was completed in 2010 for a total of \$8 Million.
- 2) Musolf Manor is a 1910 building with 95 apartments & seven commercial spaces. The project was completed in 2009 for a total of \$15 Million.

Because of Walsh's experience with historic buildings, and more critically, experience completing these types of projects *on time and within budget* for IHI, we feel it is critical to have Walsh on our team for the St. Francis. We have a strong relationship with Walsh, they know our expectations, and they meet the budget...no matter what. IHI has never returned to a funder and requested additional funds for construction costs, and Walsh knows that they must live within the initial budget that they help us create for projects. Even beyond budget, however, is Walsh's commitment to quality. Since IHI owns properties for the long term (we have over 850 units in the Portland metro area, and we have never sold a building in our 25 year history), we need buildings that last. Walsh builds them to last, and with their 46 year company history, we can count on them to be around if there are any problems in the future. They stand behind their work and they are happy to return if there is a warranty issue.

IHI and Walsh are also committed to drawing as much material and labor from the Albany area as possible. That means preference for Albany subcontractors and suppliers...making a concerted effort to funnel as many construction dollars into the Albany community as possible. With \$6.7 Million in hard costs, there is a lot of potential for dollars to come to Albany. In addition, our Architect Bill Ryals is from this area, and we will be looking for local help with hazardous materials abatement, HAZMAT testing consulting, survey, market study, furnishings, special inspections, catering and many other project needs.

The Target Market

With the discussion of Low Income Housing Tax Credit funding above, it is easy to imagine an unfavorable outcome for this project from CARA's perspective: a building full of very low income people on rent subsidy with no money to spend in the downtown and community. Certainly, every community has varying levels of need for this type of housing...hopefully in small doses mixed with higher income units.

However, this is not that project.

With the rehabilitation costs at the St. Francis, combined with the fact that Innovative Housing is located in Portland and not Albany, it is critical that rents for this project be on the fair but "high end" of the affordable housing spectrum. IHI will have a professional property management company performing the day-to-day tasks of renting units and making sure the building is maintained to a high standard. However, lower income residents require more attention and staffing in order to be successful, to which several of our Portland projects can attest. Since IHI is not close to Albany, it makes sense to have residents at the St. Francis that

have higher incomes, are more self-sufficient and need fewer special services. Also, the level of rehab required for this project means that rents need to be on the high end of the LIHTC limit in order to support operating costs and debt. And most importantly, the need for housing in Albany is for people who are working, have incomes, and can help support the local economy by purchasing goods and services in the community.

For these reasons, the apartments at the St. Francis will be *Workforce Housing*, for people working in downtown Albany and the surrounding area. Rent *limits* for the apartments will be similar to the highest rents being charged for studio and 1 bedroom apartments currently. Our actual rents will be slightly under the rent limits for LIHTC's, so that we will be competitive in the Albany market and make sure our apartments rent. Our target market is young professionals just starting their careers, downtown workers, and possibly retirees that would like to downsize and be close to amenities. One key component of LIHTC funding is that residents only need to income qualify when they *first move into* the apartment. If incomes grow over time, which we hope will be the case for young people first entering the job market, these people can continue to live at the St. Francis for as long as they would like. Perhaps the money they save on rent will go toward continuing education, saving for the purchase of a home, or extra spending money.

The Albany Market

Further, to be clear, there will not be Project Based Section 8 units at the St. Francis. There will not be any kind of project based rental subsidies that pay people's rent. The people who live at the St. Francis will be paying rent themselves, and working to support the payment of that rent. Someone asked us recently what would happen if the building "got into trouble" with operations and needed extra cash, or if tenants could not be found to rent the units at the rate that we have in the proforma. These are fair questions. Careful review of the proforma shows that the budget includes Operating, Replacement and Commercial reserves to address potential problems with repairs, residential leasing, or commercial leasing. Further, Innovative Housing recently completed a Rental Survey for studio and one bedroom units in Albany, showing a 4% vacancy rate, which is very low. Rental "specials" have largely been eliminated from the market, and landlords are increasing rents. These indicators show a strong rental market in Albany, which is a major factor in why Innovative Housing is interested in this project.

6. ESTIMATED COST OF PROJECT: \$ 800,000 (CARA FUNDS)

ESTIMATED VALUE OF PROJECTS UPON COMPLETION: \$ 5.5 MILLION REPLACEMENT VALUE

Basis for valuation and value upon completion: The hard cost estimate is based on a cost estimate from our contractor, and soft costs have been estimated by comparable developer projects as well as quotes on line items like insurance, accounting, permits, architectural fees and cost estimates. The replacement value was estimated by our insurance agent at approximately \$150 per foot.

7. PREPARATION OF COST ESTIMATES

Who prepared your cost estimates? Walsh Construction and Innovative Housing

(If applicant prepared their own estimate, objective verification may be required.)

Address: Walsh Construction, Geoff McGraw, 2905 SW First Avenue, Portland, Oregon 97201

Phone Number: 503-306-2717 Email Address: gmcgraw@walshconstructionco.com

8. IN ADDITION TO THE PROPOSED IMPROVEMENTS, IS THERE OTHER WORK PROPOSED?

Yes No

ESTIMATED ADDITIONAL COSTS: \$ 9.2 MILLION

TOTAL ESTIMATED COST OF ALL WORK: \$ 10 MILLION

9. CONSIDERING THE LIST OF PROJECT GOALS OUTLINED IN THIS APPLICATION, PLEASE IDENTIFY THE VALUE YOUR PROJECT BRINGS TO CARA

Housing and Commercial benefits for downtown

The “24 Hour Downtown” is a popular catch phrase these days. It conveys that in order for downtown businesses, eateries, retailers and entertainers to thrive, people actually being in the downtown 24 hours a day is critical. More housing located in the heart of a downtown accomplishes this goal. The community of Vancouver, Washington has recently added many housing units to their downtown core, and revitalization is consistently following. However Vancouver could take a lesson from Albany...that community does not have Urban Renewal Funding targeted for the rehabilitation of old buildings, and so the historic downtown area in Vancouver is not revitalizing as quickly as it could be. For Albany, 65 – 85 residents moving into the St. Francis would bring an influx of activity, customers and spending money right into the downtown core. And remember, these are working people with money to spend. The St. Francis will also feature commercial/retail space along 1st...a 100’ frontage. IHI’s priorities for leasing this space include active businesses that enhance the streetscape, draw people to the downtown, and provide amenities for our residents. Examples include a cooperative or regular grocery store, restaurant, café, or retail business geared toward the historic shopping district. We are hoping for ideas, assistance and support from the local community in getting the word out to prospective businesses. We would like to work with potential tenants throughout the development process in order to tailor the interior spaces to best meet their needs and minimize costs of tenant improvements later.

Housing benefits for the community

Everyone deserves a safe, clean, stable place to live. What if that place also has historic charm, a trendy loft feel, is really attractive, is conveniently located near employment and shopping, and has excellent transportation options? And what if that place has a little lower rent than other places, allowing more of a working person’s income to be spent on other things? Wouldn’t that be great? That’s our vision for the St. Francis.

Construction

A \$10 Million project will bring many dollars into the community, both in hard costs and soft costs. And the benefits have a tendency to spread and multiply. The local owners of the St. Francis would like to build or purchase/remodel another building in Albany for their printing business, thereby adding even more dollars to the community. In addition, the project will generate over \$60,000 in permit fees, \$100,000 in system development charges, and hundreds of thousands in property taxes over time.

Historic Preservation

Innovative Housing has an excellent track record of quality rehabilitation and restoration projects. IHI’s Housing Development Director Julie Garver has extensive experience in preservation rehab projects, and served as a board member on the Clark County Historic Preservation Commission for several years. Additionally, through the use of Historic Tax Credit funding, the SHPO and National Park Service will be monitoring and approving all project elements, as will CARA itself. But beyond meeting the regulatory requirements of preservation, Innovative Housing has a passion for historic buildings. Historic details, spaces and building types make for extremely interesting and satisfying places to live. There is something special about a solid brick façade, wavy window glass, real wood floors and period appropriate light fixtures that make people smile and feel at home. Recently a new resident who just moved into the Clifford commented, “When I walked into the lobby it was so welcoming, it made me feel loved”. It is amazing how nice tile floors, glossy woodwork, crown moldings and high ceilings can make a person feel valued and good about the place they call home.

Quality of rehabilitation is a top priority for IHI, and we will pay attention to every historic detail. The details make up the whole. Sometimes people wonder about us...because we fight for little things to be right...a balustrade to be restored instead of replaced...repair of historic windows instead of replacement...keeping historic doors and getting a good carpenter to make them fit instead of replacing them...all of these things IHI has insisted on in the past, and this is the type of care we will show the St. Francis.

10. AMOUNT OF MATCHING FUNDS

\$ 9,200,000

SOURCE OF MATCHING FUNDS (CARA may withhold approval of this application until information satisfactory to CARA is provided.)

- LIHTC's \$6,682,332
- State HOME \$ 291,924
- State Trust Fund \$ 100,000
- State Weatherization \$ 50,000
- State General Housing \$ 200,000
- Historic Tax Credits \$1,235,286
- Permanent Loan \$ 375,000
- Deferred Dev Fee \$ 252,000

Is your funding: X available today (Def. Dev. Fee) X to be applied for April, 2011(all other sources)

(CARA may withhold approval of this application until information satisfactory to CARA is provided.)

11. EXPLAIN WHY CARA FUNDING IS NECESSARY TO INSURE PROJECT COMPLETION

Many sources of funding for this project have limits...Historic Tax Credits, LIHTC's, Permanent Loans, State grant funding. We plan to seek the maximum amounts available for these sources. This leaves a funding gap, which the CARA money will fill. In addition, the LIHTC's are awarded through the State of Oregon, and are very competitive. If a project has the support of the local community through significant funding, the State is much more likely to award funding to the project.

12. WHERE ELSE HAVE YOU LOOKED FOR FUNDING?

The State of Oregon, the Historic Tax Credit program, Private Lenders

Assistance Requested - Check and complete applicable sections for requested assistance.

Professional Services – Design Assistance (for projects such as street façade, interior layout, awnings, signs, seismic upgrades, interior wall alterations, etc.)

{Maximum grant is \$10,000 per property with a 50 percent match by the applicant*}

Total amount: _____ Grant Amount Requested (50%of total amount): _____

X Building Redevelopment Funding

Grant Amount Requested: \$800,000 Loan Amount Requested: _____

Other Amount Requested: _____

Please Describe: _____

Certification

The Applicant understands and agrees to the following conditions:

1. Any physical improvements proposed must be approved by the Central Albany Revitalization Area (CARA) Agency and may require approval by the City of Albany Landmarks Advisory Commission or other entities. These entities may require certain changes or modifications before final approval and Commitment of Funds.
2. Commitment of Funds will not be processed until the Applicant satisfies all conditions.
3. Any work begun before receipt of a Commitment of Funds notice is ineligible for reimbursement.
4. Any work deviating from that detailed in the Commitment of Funds must be pre-approved in writing to be eligible for reimbursement.
5. While only proprietary information may be held in confidence outside of the public record, CARA will attempt to maintain all information provided in a confidential manner.
6. Originals of all materials prepared with CARA assistance belong to CARA and will be maintained in the public record.
7. Application must be completed in its entirety before being considered; if not, it will be returned for completion.
8. Staff is authorized to independently verify any and all information contained in this application.

If the Applicant is not the owner of the property to be assisted or if the Applicant is an organization rather than an individual, the Applicant is required to certify that she/he has the authority to sign and enter into an agreement to receive the assistance requested and to perform the work proposed. Evidence of this authority is attached and included as a part of this application by reference.

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining CARA assistance and is true and complete to the best of the Applicant's knowledge.

Julie E. Linn
Applicant's Signature

1/13/11
Date

Applicant's Signature

Date

Return to: City of Albany Economic Development Department
c/o Kate Porsche, Urban Renewal Coordinator
333 Broadalbin Street SW/ P.O. Box 490, Albany, Oregon 97321

FOR CITY USE ONLY

Date Received: 1/13/11 By: KL Application Complete: Yes No

If no, comments: attachments

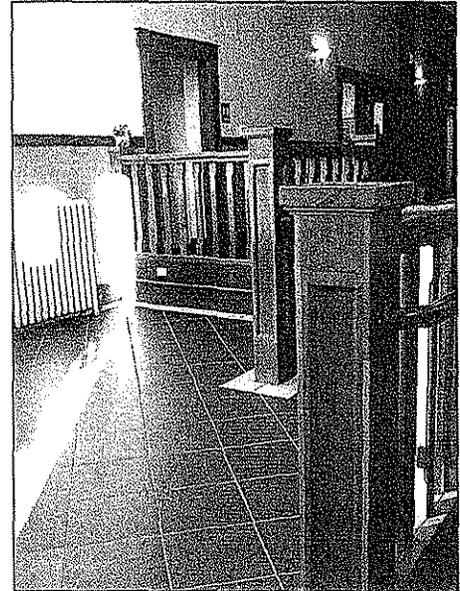
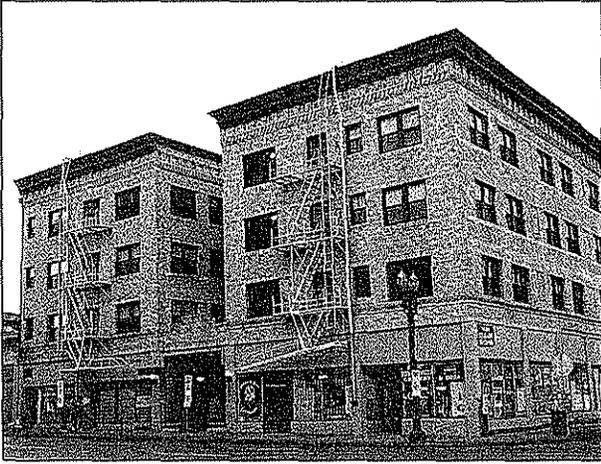
Date application returned to applicant for completion: _____

Date application returned to City: _____

By: _____



INNOVATIVE HOUSING, INC.
CREATING SOLUTIONS TO UNMET HOUSING NEEDS



The Clifford, built 1911, rehabilitated 2011

Our Mission

Innovative Housing, Inc. (IHI) is a nonprofit developer of high-quality, affordable housing for low and moderate-income since 1984. Our mission is to create innovative solutions to unmet housing needs, and to do so in a way that makes good business sense. This philosophy has made IHI a self-sustaining organization and one of the larger nonprofit developers in the Portland area. With both public and private sector partners, we have developed 850 affordable rental units and 93 condominiums in mixed-income homeownership projects throughout the Portland metropolitan region. Our housing is designed to serve a diverse population, including low-income families, low and very-low income seniors, people living with physical and mental disabilities, entry-level workers, and victims of domestic violence.

Our Commitment

Innovative Housing is committed to improving the quality of life for low and moderate-income people, as well as our surrounding communities, through the provision of superior affordable housing. We work closely with professional property managers at all of our sites and maintain the highest standards for our properties' appearance and performance. We also provide on-site services that benefit our neighborhoods, such as reduced-fee child care and a PCC community education classroom. We know that well-run properties enhance the lives of our residents and our neighbors – we are dedicated to operating our housing in a manner that does both.

Please visit our website at www.innovativehousinginc.com
for more information and feel free to contact us with questions or comments:

Innovative Housing, Inc.
219 NW 2nd Ave
Portland, OR 97200
(503) 226-4368 (503) 226-2509 FAX
info@innovativehousinginc.com



Innovative Housing Board of Directors

IHI's Board of Directors takes an active leadership role in IHI programs and projects. Board meetings are held monthly, and committees meet to discuss special tasks. Several of the board members have many years of tenure on the IHI Board, which provides continuity, institutional wisdom, and a strong sense of service to the organization.

- **Joseph Hughes, President**
Joe Hughes is the owner of Joseph Hughes Construction, rated one of Oregon's fastest-growing private companies. Joe brings more than 25 years of construction experience and expertise to IHI's board.
- **Jan Yocom, Treasurer/Secretary**
Jan Yocom is a founding board member of IHI and a former board member and chair of the Housing Authority of Portland.
- **Mike Whitmarsh**
Mike Whitmarsh is a real estate broker and investor with more than 40 years of experience in investment real estate. He has been teaching courses on investment real estate at Portland Community College for 20 years and has served on IHI's board for over a decade. IHI recently renamed one of its downtown properties, Morrison Park, the Whitmarsh Building in honor of Mike's many years of service to the organization.
- **Larry Byers**
Larry Byers is a principal of Byers & Hurlburt, P.C. Prior to becoming a CPA, Larry earned his MBA and was a real estate broker and active real estate salesman. He is also an owner and operator of several apartment complexes and runs his own property management company.
- **Scott McKeown**
Scott McKeown is an attorney at law, a founding partner of McKeown & Brindle P.C., and has maintained an active general real estate law practice since his admission to the Oregon State Bar. Scott also has an MBA and, from 1971 to 1985, was a successful Portland area real estate salesman, sales manager, and broker.
- **Darcy Vincent**
Darcy Vincent is a community director for Guardian Management LLC. Previously she was president and CEO of College Housing Northwest. Darcy has twelve years of diverse experience in multifamily, commercial, and mixed-use property management. Darcy has also worked for Homestead Capital, Princeton Property Management, Columbia Housing Corporation, and Pacific Union Property Services.

Innovative Housing Staff

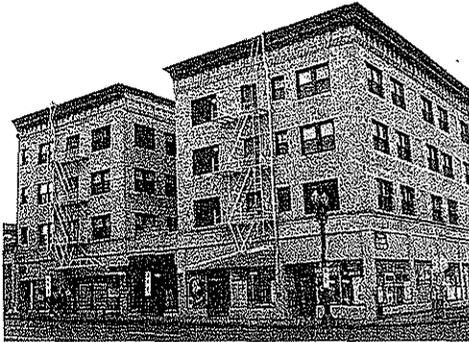
Executive Director:	Sarah J. Stevenson
Executive Assistant:	Minda Stiles
Housing Development Director:	Julie Garver
Housing Development Assistant:	Meredith Schmidt
Director of Resident Services and Asset Management:	Angela Harbin
Resident Services Coordinator:	Emma Martinez
Community Advocate & Activities Coordinator:	Erin Levenick
Resident Services Coordinator:	Kathleen Lentz
Fundraising and Communications Coordinator:	Jaime Schmidt
Innovative Changes Program Director:	Sarah Chenven
Financial Education & Loan Program Coordinator:	Carmina Lass
AmeriCorps Vista Member:	Talia Kahn-Kravis



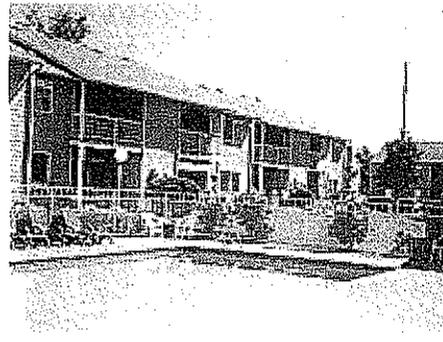
Musolf Manor
216 NW Third Avenue, Portland



Morrison Park Apartments
623 SW Park, Portland



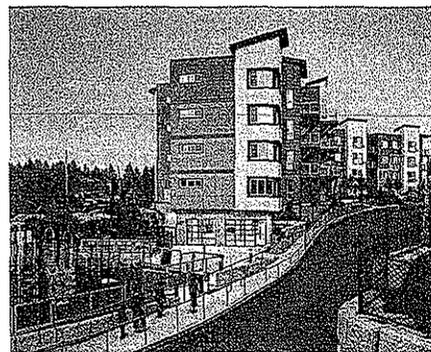
The Clifford Apartments
527 SE Morrison, Portland



Gresham Village Square Apartments
1625 SE Roberts Drive, Gresham



Hewitt Place Townhomes
826 SW 29th Way, Troutdale



Broadway Vantage Apartments
8340 NE Broadway, Portland



Cornerstone Condominiums
SW Jefferson, Portland



Kinnaman Townhomes
17647 SW Kinnaman Rd., Aloha

January 13, 2011

RE: Letter of Intent for Negotiation of Purchase, St. Francis Hotel, Albany, Oregon

Currently Gerald W. Thorn ("Seller") and Innovative Housing, Inc. ("Buyer") are negotiating an Option and Purchase and Sale Agreement for the St. Francis Hotel. Seller is in the process of researching other possible locations for his printing business, and Buyer is in the process of applying for funds to CARA. The Seller understands that the Buyer is applying to CARA for funding, and authorizes this activity.

Buyer and Seller anticipate that they will have an executed Option and Purchase and Sale Agreement for the St. Francis no later than February 28, 2011, subject to negotiation and agreement.

AGREED TO BY BOTH PARTIES:

Buyer:

Sarah J. Stevenson *1/13/11*
(Buyer's name)

Sarah J. Stevenson (Buyer)
Executive Director, Innovative Housing, Inc.
219 NW 2nd Ave, Portland, OR 97209

Date

Seller:

Gerald W. Thorn *1/13/11*

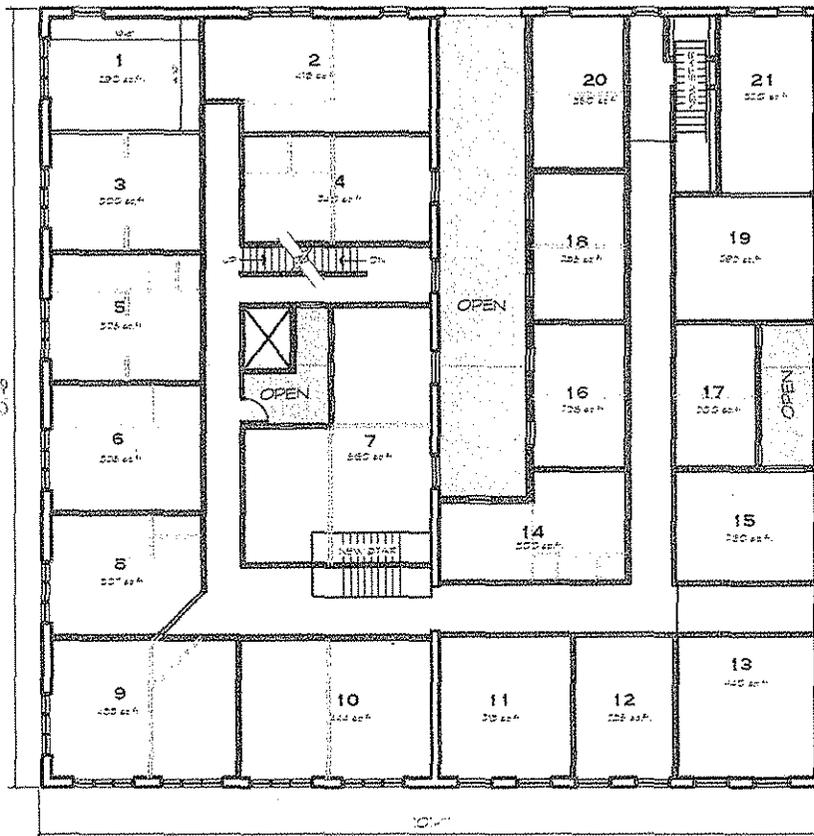
Gerald W. Thorn (Seller)
406 First Avenue W.
Albany, OR 97321

Date

The St. Francis Apartments Project Development Schedule -- DRAFT

December, 2010	Option Agreement with seller to be executed
January, 2011	Application to CARA Decision from CARA
February, 2011	LOI's from lenders and investors
April, 2011	Application to State of Oregon
August, 2011	Funding award from State of Oregon
August, 2011 – March, 2012	Plans, specs, permits
April, 2012	Close construction financing, begin work
March, 2013	Project complete, begin lease up

DRAFT Design for Units, Second Floor



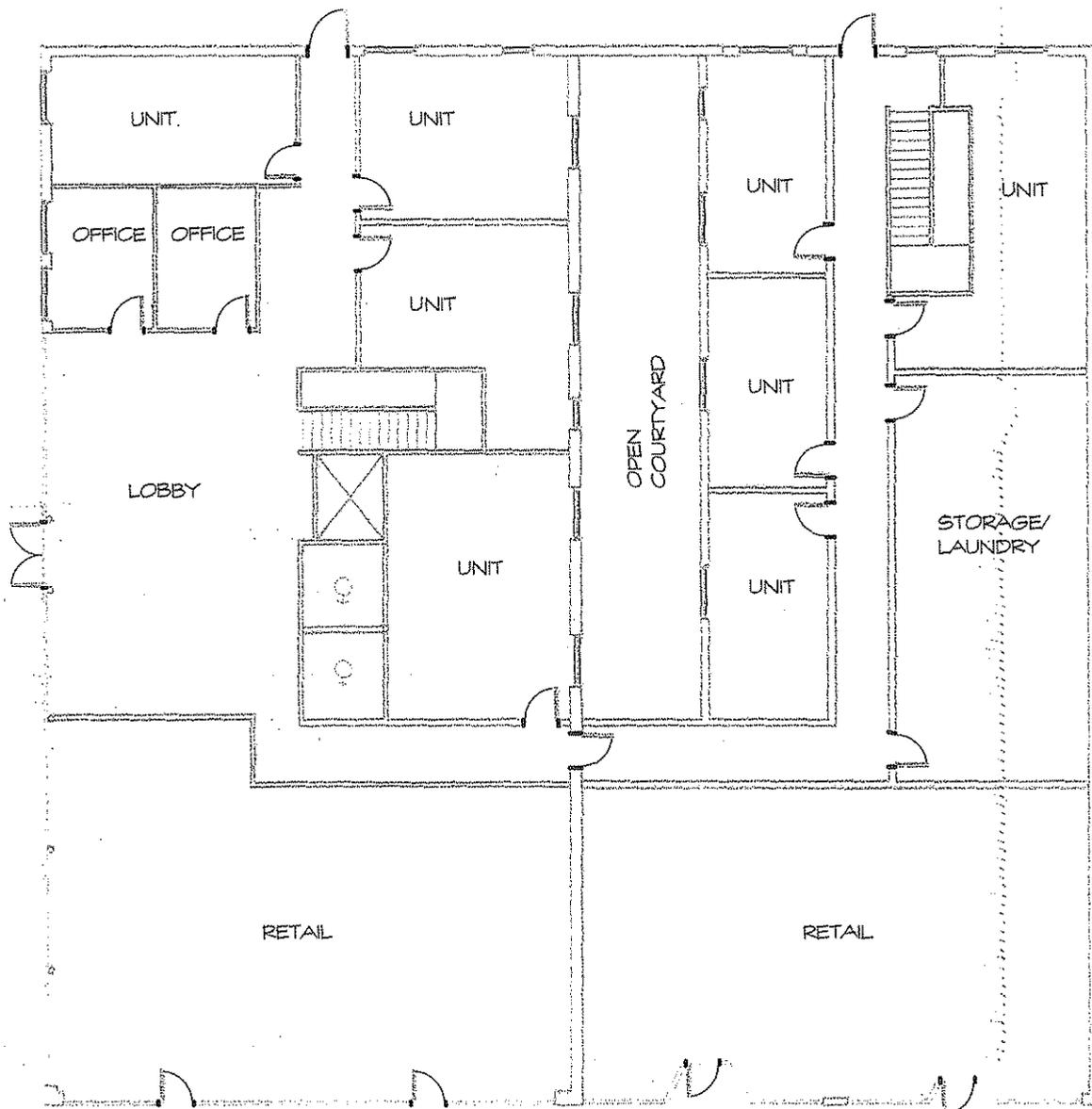
Innovative Housing, Inc. Contacts:

Sarah Stevenson, Executive Director
(503) 226-4368, ext. 2

Julie Garver, Housing Development Director
(503) 226-4368, ext. 3



INNOVATIVE HOUSING, INC.
CREATING SOLUTIONS TO UNMET HOUSING NEEDS
www.innovativehousinginc.com



Saint Francis Hotel

MAIN LEVEL
RESTORATION AND REMODEL



Innovative Housing, Inc.

St. Francis Development Budget

01/13/2012

Sources

LIHTC Equity	6,687,931
State HOME Grant	291,924
State Trust Fund Grant	100,000
State Weatherization Grant	50,000
State General Housing Grant	200,000
CARA Grant	800,000
Historic Tax Credit Equity	1,235,286
Permanent Loan	375,000
Deferred Developer Fee	252,000
Total	<u>\$ 9,992,141</u>

Uses

Total Acquisition Costs	922,615
Construction	6,784,379
Soft Costs	2,285,147
Total	<u>\$ 9,992,141</u>

St. Francis Hotel, Albany

Updated 12-8-10

	Total	Common	Units	Basement	Commercial	Unfinished	Total
Basement	4500			4500			
Main Floor:							
Commercial	2400				2400	1100	
Unfinished/storage	1100						
Lobby & Common	2600	2600					
8 units	2500		2500				
Courtyard	750	750					
Mezzanine:							
Circulation	700	700					
5 units	1600		1600				
Second Floor:							
21 units	7168		7168				
Circulation	1500	1500					
Third Floor:							
10 units	3950		3950				
Circulation	770	770					
Elevator & light well	180	180					
Fourth Floor:							
10 units	3950		3950				
Circulation	770	770					
	34438	7270	19168	4500	2400	1100	34438

34438 x \$170 per s.f. 5,854,460

Total: \$5,854,460

Allocate for Commercial: \$ 192,000

(2400 s.f. x \$80 per ft.)
100' of storefront

St. Francis Project
 Albany, Oregon
 2010
 Innovative Housing

Proposed Workforce Housing
 Rental Survey and Proposed Rents

Albany Rental Survey	Oct. 2010
-----------------------------	------------------

57 total studios
 568 total one bedrooms
 3.5% vacancy rate

Studio	Rents	Project Rents	
Albany average rent	427		
Albany high rent	480		
Our proposed rents		43 studios total	
50%	395		(max tax credit rent allowed \$480)
60%	500	5 units, top floor	(max tax credit rent allowed \$576)

1 Bedroom	Rents	Project Rents	
Albany average rent	500		
Albany high rent	615		
Our proposed rents		11 one bedrooms	
50%	480		(max tax credit rent allowed \$513)
60%	600	2 units, top floor	(max tax credit rent allowed \$616)

Albany Rent Survey, Innovative Housing, Inc.
October, 2010

Name	Address	Phone	Date of Contact	Total Units	Studios	1 bedrooms	Rent	Sq Footage	Vacancies
1 Albany Court Senior Apartments	1212 34th Ave SE, Albany, OR 97322	541-223-1663	10/25/2010	74	12	62	\$400 \$538	360 560	2
2 Boulder Creek Apartments	825 Century Drive Northeast, Albany, OR 97322	541-928-7433	10/21/2010	57	0	9	\$615	703	0
3 Clayton Meadows Senior Apartments	2080 Queen Avenue Southeast, Albany, OR 97322	541-791-9175	11/02/2010	50	0				3
4 Cottage Creek		Unlisted	Internet	15	12	0			
5 Cottonwood Manor Apartments	1081 Chicago Street Southeast, Albany, OR 97322	541-926-0802	10/20/2010	36	0	12	\$425	630	0
6 Geary Street Apartments	1805 16th Avenue Southeast, Albany, OR 97321	541-926-9220	11/02/2010	24	0	14	\$520		1
7 Hillhouse Apartments	1900 Hill Street Southeast, Albany, OR 97321	541-928-3111	10/20/2010	40	0	8	\$475		0
8 Knox Butte Apartments	3835 Knox Butte Road East, Albany, OR 97322	866-807-3937	10/20/2010	95	0	27	\$599	725	0
9 Lindenwood Apartments	1042 Belmont Avenue Southwest, Albany, OR 97321	541-928-1500	10/25/2010	128			\$480 \$583		0
10 Maples	639 34th Avenue Southeast, Albany, OR 97321	888-420-4307	10/25/2010	40	0	16	\$510	800	1
11 Meadows Apartments	1897 21st Ave SE, #75, Albany, OR 97321	541-928-7015	10/21/2010	152	0	36	\$595	697	1
12 Millwood Manor	2550 14th Avenue Southeast, Albany, OR 97322	541-928-2545	10/28/2010	46	0	46	\$ 200	529	2
13 Oaks Apartment	1440 Geary Circle Southeast, Albany, OR 97322	541-967-1284	10/25/2010	124	0	64	\$575	564	12
14 Park Apartments	1861 21st Avenue Southeast, Albany, OR 97321	541-928-0273	10/22/2010	76	0	24	\$550	670	0
15 Parkside Court Apartments	715 24th Avenue Southeast, Albany, OR 97322	541-928-5612	10/29/2010	40	0	8	\$ 370	620	1
16 Periwinkle Creek Apartments	2070 Queen Avenue Southeast, Albany, OR 97321	541-924-1234	10/20/2010	79	0	12	\$475	647	2
17 Premier Apartments	1825 Clay Street Southeast, Albany, OR 97322	541-928-5888	10/20/2010	48	0	16	\$585	700	2
18 Sheffield Apartments	725 Davidson Street Southeast, Albany, OR 97321	541-967-1288	10/20/2010	35	5	6	\$450 \$500	450 650	0
19 Songbird Village	215 21st Street Southeast, Albany, OR 97321	541-924-1003	10/27/2010	48	0	8	\$338	630	0
20 Sunrise Point Apartments	3320 Jackson Street Southeast, Albany, OR 97322	541-928-1173	10/20/2010	104	0	12	\$569	705	0
21 The Sherman Oaks Apartments	2424 Oak Street Southeast, Albany, OR 97322	541-928-7516	10/25/2010	49	0	25	\$445	564	0
22 Timberlinn Apartments	3807 Willamette Avenue Southeast, Albany, OR 97322	541-926-0925	10/20/2010	26	26	0	\$405	328	0
23 Villa Capri Apartments	1163 Geary Street Southeast, Albany, OR 97322	541-926-7525	10/20/2010	32	0	12	\$415	623	1
24 Waverly Square Apartments	1500 Waverly Drive SE, Albany, OR 97322	541-928-3333	10/20/2010	80	0	12	\$595	670	0
25 Willow Creek Apartments	872 Belmont Ave SW, Albany, OR 97321	541-967-6508	10/20/2010	88	0	48	\$595	754	0
26 Willow Glen Apartments	2467 Queen Avenue Southeast, Albany, OR 97322	541-924-3654	10/28/2010	38	0	12	\$ 585	735	1
27 Hazelwood Apartments	1837 Queen Ave SW, Albany, OR 97322	541-928-8240	11/02/2010	21	0	20	\$450	600	0
28 Brookshore Apartments	1539 15th Avenue Southeast, Albany, OR 97322	866-291-1325	10/25/2010	123	2	6	\$ 463 \$500	400 580	0
29 Queen Oaks Apartments	1820 Southeast Geary Street, Albany, OR 97322	541-928-4581	11/03/2010	40	0	24	\$440		1
TOTALS				1808	57	539	Averages		30
Avg Property Size				60	3%	30%	\$ 440 \$ 502	385 653	5.03%

Properties with 1 bedrooms or Studios - Not IHI market

Washington Street Studio Apartments	1410 Washington St SW, Albany, OR 97321	541-926-1940	10/25/2010	14	14	0	\$750	400	1
Lofts (no name)	125 Jefferson St. NE, Albany, OR 97321		Internet				\$625	1020	2

No answer at the property (called properties from 10/20/10 through 11/5/10)

West Side Villa Apartments	945 22nd Avenue Southwest, Albany, OR 97321	541-928-2454							
College Green	6209 Wilford Court Southwest, Albany, OR 97321	541-928-4439							
Santiam Terrace Elderly Housing	1900 Hill Street Southeast, Albany, OR 97321	541-928-3111		56					
Oak Plaza	1265 East Salem Avenue, Albany, OR 97321	503-261-1266		20			\$498		1