Message from
Executive Director
Marty Miller

From ORFH’s earliest days, developing affordable housing has been compared to the story of the tortoise and the hare where persistence and dedication are rewarded with attractive, affordable housing serving those with lower incomes. As we commemorate our 40th anniversary, we reflect on what has helped ORFH "win the race" to create quality, affordable housing – relationship building, resource leveraging, engaging in policy work, innovation, problem-solving and, of course, persistence.

Since 1979 there have been countless achievements, large and small, that ORFH and our partners have attained. From household surveys to community meetings to successful financial applications, each small victory leads to meeting ORFH’s mission. When you add them all together, the achievements are remarkable:

- **Over 2,000 new homes created in rural Washington State**
- **When full, these developments can accommodate over 10,000 people**
- **Total housing investment in rural Washington of over $260 million**

We’ve made real progress yet much needs to be done. Demand for new affordable housing continues to outpace our production efforts. Added to that, aging affordable housing needs reinvestment to assure they continue meeting affordable housing needs, improve on energy efficiency and remain an asset in our communities.

Let’s take a moment to celebrate all that has been achieved. Then, let’s get back to work because the race is far from over in trying to meet the affordable housing needs of our communities.

*Marty Miller*  
ORFH Executive Director
Development
ORFH helps guide new construction and rehabilitation developments from start to finish, including land acquisition, securing financing and construction oversight.

Lending
ORFH is a certified Community Development Financial Institution (CDFI) offering low-interest pre-development loans for land, architectural work and other eligible costs.

Policy
ORFH advocates for the housing needs of rural Washington while educating decision makers on the value and benefits of affordable housing.
COMPLETED DEVELOPMENTS:

Name: Rhonda Hauff Community Services Resource Center
Location: Yakima, WA
Project Type: Adaptive re-use of the aging, dilapidated Roy’s Market to transitional housing serving Yakima’s homeless population
Sponsor: Yakima Neighborhood Health Services
Architects: Robert Ferry and Don Poston
General Contractor: Kitt Construction
Financing Partners: Washington State Housing Trust Fund, Federal Home Loan Bank of Des Moines Affordable Housing Program, Yakima Federal Savings & Loan, Yakima Valley Conference of Governments, United Way, and Yakima Neighborhood Health Services

Completed in 2018, this development includes 22 units, featuring 6 units dedicated for families and 3 units dedicated to veterans, serving up to 37 chronically homeless people.

Name: Mattawa Slope Phase II
Location: Mattawa, WA
Project Type: New construction of seasonal farmworker housing, (Phase I of a planned three-phase development)
Sponsor: Washington Growers League
Architects: Environmental Works Community Design Center
General Contractor: Walker Construction
Financing Partners: Washington State Housing Trust Fund, Washington Community Reinvestment Association

Completed in 2019, this development adds 192 seasonal farmworker housing beds in 24 units, the development serves both domestic farmworkers and H2A workers.
IN DEVELOPMENT:

Name: Skagit County Seasonal Housing
Location: Burlington, WA
Project Type: New construction of 14 units of seasonal farmworker housing serving up to 112 people
Sponsor: Housing Authority of Skagit County
Architects: RMC Architects, PLLC
General Contractor: Faber Construction
Financing Partners: USDA RD Section 514/516, Washington State Housing Trust Fund and Federal Home Loan Bank of Des Moines Affordable Housing Program
Unique to this project: This development has three distinct elements: 1) the new housing itself; 2) connecting Raspberry Ridge I and II to the City’s sewer system; and 3) improving a roadway and installing a sewer main to serve the developments.
Completion Date: Mid-2020

Name: Royal City Housing II
Location: Royal City, WA
Project Type: New construction of permanent farmworker housing
Sponsor: Catholic Charities Housing Services
Architect: ZBA Architecture, PS
General Contractor: MC Lundgren Construction
Financing Partners: Washington State Housing Trust Fund, Low-Income Housing Tax Credits, Grant County 2060 Funding and Yakima Federal Savings & Loan
Unique to this project: This development will be adjacent to a newly built early learning center and future single family home ownership opportunities.
Completion Date: Spring 2020
2018-2019

$978,791
Development & Technical Assistance Fees

$307,334
Federal & State Technical Assistance Contracts

$96,498
Interest And Other

$62,716
Contributions/Grants

TOTAL: $1,445,339

$922,069
Development Services

$196,852
Administration And Other

$72,904
Fundraising & Miscellaneous

$42,546
Policy & Related

$9,102
Training

TOTAL: $1,243,373

$201,966 reinvested in meeting ORFH's mission!

STAFF

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Bazan & Associates Architects, Inc.
BiaFlex Printing Solutions
Blue Mountain Environmental Consulting, Inc.
Boston Financial Investment Management
CASA of Oregon
Cashmere Valley Bank
Catholic Charities Housing Services
CC Consulting
Chelan County/City of Wenatchee Housing Authority
Clifton Larson Allen
DCW Cost Management
DR Construction Services, LLC
Enterprise Community Partners
Enigma Marketing & Advertising
Environmental Works Community Design Center
Faber Construction
Falkin Associates, Inc.
Federal Home Loan Bank of Des Moines
First American Title Insurance Company
Forte Architects
Fowler General Construction
Genesis Housing Services
Housing Assistance Council
Housing Authority of Grant County
Housing Authority of Okanogan County
Housing Authority of the City of Oroville
Housing Authority of the City of Othello
Impact Capital
Inaba Produce
Justice Housing
Kantor Taylor, PC
Kidder Mathews
Kitt Construction
Lake Chelan Senior Housing
Lembeck Appraisal & Consulting, Inc.
Lyon Weigand & Gustafson PS
MC Lundgren Construction
National Association for Latino Community Asset Builders
National Development Council
National Equity Fund
National Low Income Housing Coalition
National Rural Housing Coalition
NCW Appraisal
Next Step Housing
Northwest Communities Education Center
Northwest Justice Project
OIC of Washington
Opportunity Council
Opportunity Finance Network
PLSA Engineering & Survey
Poston Architects
Radio KDNA
Raymond James Tax Credit Funds
RMC Architects
Robert Ferry, Architect
Rod’s House
Rural Community Assistance Corp.
SeaMar Community Health Centers
Shawn Cole Construction Inc.
Sisters of the Holy Names of Jesus and Mary U.S. – Ontario Province Corp.
Skagit County Housing Authority
Sunnyside Housing Authority
Tonkin Architecture, Inc.
United Marketing
US Dept. of Labor
US Dept. of the Treasury – CDFI Fund
USDA Rural Development
Valley Title Guarantee
wafla
Walker Construction
Washington Community Reinvestment Association
Washington Growers League
Washington Low-Income Housing Alliance
Washington State Dept. of Commerce – Housing Trust Fund
Washington State Housing Finance Commission
Washington State Tree Fruit Association
Wells Fargo Foundation
Women’s Resource Center of North Central Washington
WorkSource Washington
Yakama Nation Housing Authority
Yakima County Asset Building Coalition
Yakima Federal Savings & Loan
Yakima Housing Authority
Yakima Neighborhood Health Services
Yakima Valley Conference of Governments
ZBA Architecture, PS
Total number of affordable housing units developed: 2,007

When full, ORFH developments can house up to 10,372 people

Total investment in rural WA: $261,000,000