

***Housing Authority of Yamhill County (HAYC)/
Yamhill County Affordable Housing Corporation (YCAHC)
2012 Report to the Community***

A YEAR OF REFLECTION

2012 was a year of reflection. Superstorm Sandy, the Clackamas Mall shootings, and the Connecticut school shooting all had one thing in common – they made us reassess that sense of stability and security that we too often take for granted. Whether it be events of Mother Nature or human nature, the unexpected and unexplainable cause us to question our sense of well-being and wonder, “What’s next?”

For those who are homeless or without adequate housing, every day reinforces a sense of instability and insecurity. Every day they wonder, “What next?”. In Yamhill County, 469 families with a combined total of 815 individuals, 47% of those being under the age of 18, were counted as being homeless during the Point in Time Count conducted in January 2012. For these families, going to bed every night without stable and safe housing is the norm. We can and we must do better. Within Yamhill County we have an advantage as our various communities harness the extraordinary power of individual community members and groups working together for the common good. Local organizations including ours often stretch their missions to help as many individuals and families as possible within their means.

The Housing Authority of Yamhill County’s mission is to provide the opportunity for decent, safe, and affordable housing to individuals and families in our community, creating a solid base upon which to position themselves for success. In order to fulfill this mission, the Housing Authority of Yamhill County has established the following objectives:

1. Create dynamic partnerships that contribute to the development of vibrant communities.
2. Provide support that respects the dignity and inherent worth of every person.
3. Invest in programs that position eligible individuals and families for success in life, including home ownership education. When people have a place to call home, they are better able to pursue opportunities and position themselves for success.
4. Serve as a one-stop information resource for affordable housing opportunities in our community.
5. Further the revitalization of the community through maintenance and rehabilitation of existing housing as well as through the development of new housing options.
6. Maximize the utilization of available funds to assist eligible individuals and families.
7. Adapt quickly and effectively to the changing economic landscape, regulations and resources in order to remain a high performing agency.

The Housing Authority of Yamhill County staff members wear many hats. We are resource guides; enforcers of policies and rules; cheerleaders as we encourage clients and tenants to pursue available opportunities; advocates as we assist those in need maneuver barriers and figure out what path to take next or work with our local legislators to figure out how to make our programs better; and most of all, we are housing facilitators, which is what we pride ourselves on doing best. We are always looking for opportunities that may be available to provide decent, safe and affordable housing options to our community's most vulnerable citizens. In 2012, we were able to provide some type of housing assistance to over 2100 families each month. Of the families we serve, approximately 20% are elderly and 41% are disabled. Approximately 82% of the families we serve on a regular basis qualify as extremely low income, making less than 30% of Area Median Income. In Yamhill County, this equates to less than \$20,800 for a family of 4.

Also in 2012, in alignment with our mission statement, HAYC together with our partnering non-profit, Yamhill County Affordable Housing Corporation (YCAHC):

- ✓ Served as lead on the creation of the 10-Year Ending Homelessness 4th Year Update to the Community. Made several presentations on the 3rd Year update to community groups.
- ✓ Served as co-chair for the Community Connect Event which served over 600 community members. Arranged for the first ever large donation of 400 pounds of pet food from Pongo to the Connect Event. Facilitated a Red Cross blood drive in conjunction with the Community Connect Event and exceeded goals for the blood drive.
- ✓ Submitted and was awarded a \$400,000 grant for Newberg from OBDD, the State department that now administers the housing rehabilitation grant. This grant will assist low to moderate income homeowners in Yamhill County make repairs to their homes;
- ✓ Issued 11 new housing rehabilitation loans from revolving funds, and made increases to four existing loans;
- ✓ Successfully closed out the \$400,000 Willamina housing rehabilitation grant;
- ✓ Submitted and was awarded funding through the Consolidated Funding Cycle application from Oregon Housing and Community Services making it feasible to move forward with design development for Deskins Commons, a 56-unit affordable housing complex in Newberg. We hope to break ground in June 2013 and begin to occupy the complex in May 2014;
- ✓ Drew down the remaining \$500,000 balance of our Neighborhood Stabilization Program (NSP) grant fund, utilizing those funds to obtain local homes in foreclosure, hire local vendors, and employ local contractors and staff;
- ✓ Maintained high-performer status on the annual Section Eight Management Assessment Program (SEMAP);
- ✓ Assisted over 150 families through the Family Self Sufficiency program which provides individuals with tools and counseling to improve their education, employment opportunities, and independence. When they graduate their success stories tell of changed lives.

- ✓ Facilitated Ready to Rent© and Landlord Rent Guarantee programs, two programs offering a valuable service to our clients and landlords. In 2012, 59 individuals graduated from Ready to Rent© and the class evaluations show a population with renewed hope and enthusiasm to be successful renters. In addition, ten landlords have entered into agreements to rent to Ready to Rent© graduates and participate in the Landlord Rent Guarantee program;
- ✓ Assisted 228 homeowners, through our Resource Center, to receive monetary assistance this calendar year through one of the Oregon Homeownership Stabilization Initiative (OHSI) programs. In addition, approximately 1,000 individuals have received help through our Resource Center (including walk-ins, phone calls, and written communication);
- ✓ Submitted and was awarded a Homeownership Innovation for Oregonians grant of \$100,000 to undertake a unique activity to increase homeownership opportunities among underserved populations. Locally, the grant will be used to fund repairs and accessibility projects for seniors and disabled homeowners who own manufactured homes that are located on a rented space pad;
- ✓ Maintained an average of 97% in physical occupancy and an average of 96.6% in financial occupancy for HAYC's 529 owned and/or managed units;
- ✓ Improved overall work order response (includes move-outs) by 41% from 3.66 days in 2011 to 2.16 days in 2012;
- ✓ Improved on-demand work order response by 45% from 3.29 days in 2011 to 1.82 days in 2012;
- ✓ Increased the number of work orders completed by 28% from 3,005 work orders in 2011 to 3,860 work orders in 2012 during the same time frame in which completion times were improving;
- ✓ Completed removal of all Low Rent Public Housing stock from HUD's books with the sale of the last fair market unit. Ten duplexes were legally and physically partitioned and turned over to YCAHC for low income homeownership opportunities;
- ✓ Held Fair Housing and National Association of Housing and Redevelopment Officials (NAHRO) poster workshops at several of our properties for a total of 8 poster workshops held in 2012. One of the posters created by a local youth from one of our properties went on to win the February spotlight in the 2013 "What Home Means to Me" NAHRO Calendar. Another local youth poster won Honorable Mention in the same contest.

We would like to thank all of our hard-working and dedicated staff, board members and community partners who have come together to work toward HAYC's vision--a future where everyone in our community has the opportunity to live in a home that is safe and affordable. Keep up the fantastic work!

Sincerely,

Philip J. Griffin
HAYC Board Chair

Elise Hui
Executive Director