

Report to the Community – 2009

Posted: February 2010



2009 was a year of great need for many of the residents and families of Yamhill County, the State of Oregon, the nation and the world. This need was demonstrated by the growing number of unemployed or underemployed, the growing number of homeless, an increasing need for affordable housing, and the need for stability and recovery from various crises throughout the world. 2009 also showcased the need for, and the promises of hope held when citizens, government, businesses, and faith-

based organizations work together to assist those in need.

In 2009, the number of Yamhill County families applying for subsidized housing averaged around 92 monthly with over 1380 families on the waiting list for subsidized housing at year-end as compared to 1206 year end 2008. Of the current families on the waiting list, approximately 86% are considered extremely low income or below 30% of median family income (for a family of 4 this amount would be \$21,000 annually). 26% of applicants are considered disabled and 10% are considered elderly. The Housing Authority of Yamhill County (HAYC) was able to assist an average of over 1350 families monthly in 2009 through its largest program, the Section 8 Housing Choice Voucher Program. Through this program, the Housing Authority put over \$8.4 million dollars back into the local economy in 2009 via payments to local landlords.

In 2009 HAYC received a national NAHRO “Award of Merit” for Village Quarter Apartments on 3rd Street in McMinnville. Village Quarter started housing tenants in November 2008, and its fifty upstairs apartments over ground floor retail became a new home for persons over fifty-five years of age. In 2009, HAYC completed development of New Reflections, which is a 5-bedroom home available for women with young children. Women in the program must be enrolled in treatment with the Yamhill County Chemical Dependency Program which provides substance abuse treatment services and day-to-day oversight for the women. With the completion of New Reflections, HAYC now has 528 units that are owned or managed by HAYC. Altogether, HAYC is able to assist over 1850 families monthly through its various programs in Yamhill County communities.



HAYC is proud of the expansion of our Family Self-Sufficiency (FSS) and Homeownership Programs in 2009. Through the Family Self-Sufficiency program, 20 clients were able to graduate from the program with an average escrow amount received through the program of \$2200.00. Three of these graduates were able to move to homeownership, others were able to pay off debt, improve their credit and further their education. In addition, through our Housing Choice Voucher Homeownership (HCVH) Program, we have had a total of 6 successful home closings for low income clients who are now proud home owners.

In 2009, HAYC together with our partnering non-profit, Yamhill County Affordable Housing Corporation (YCAHC) were:

- Able to secure \$200,000 in Valley Individual Development Account (VIDA) funds with 8 VIDA disbursements that clients used for homebuying or educational purposes.
- Applied for and received Housing Resource Center grant funding for 2010-2011 to continue homebuyer education, counseling and referral efforts.
- Facilitated “Pathways to Homeownership” bilingual homebuying fair.
- Received \$30,000 from Meyer Memorial Trust targeting foreclosure counseling.
- Counseled over 40 families for home foreclosure prevention through the Loss Mitigation Program.
- Bought and sold homes through YCAHC’s Homeownership program.
- Received \$500,000 Neighborhood Stabilization Program (NSP) award for Purchase and Rehab activity of Real Estate Owned (REOs) properties that will provide more affordable housing to families and employ local contractors.



HAYC continued partnering efforts as a participant in the Yamhill County 10-Year Plan to End Homelessness taking the role as the lead agency for the 2009 Homeless Connect Event, entering into an agreement with Yamhill County to facilitate the 10-Year Plan Ending Homelessness Governing Council and creating a 10-year Ending Homelessness Plan year one update.

In 2009 HAYC continued its HUD-approved plan to dispose of federally funded Low Rent Public Housing (LRPH), 70 units of duplexes and single-family houses located in Newberg and McMinnville. The intent of the plan is to sell units that were less efficient to manage and use the proceeds to acquire and/or develop more affordable housing units in Yamhill County communities. The first of the proceeds were used to purchase and preserve as affordable, the 60-unit Heritage Place apartment project, an expiring tax credit project in McMinnville. By December 31, 2009, 40 of the 70 LRPB units had been sold and HAYC is looking into other future affordable housing development opportunities.

While the need for affordable housing is expected to continue to increase in 2010, opportunities for assisting with some of the need will present themselves and we look forward to the challenges and opportunities that await our agency and community in 2010. Through individuals stepping forward to assist and partnerships being created, we can all impact our community and our world in a positive way. Let’s work together to make a difference.

