

Housing Authority of Yamhill County

Report to the Community – 2010

Posted February 2011

Overview

2010 has been a year of challenges and growth opportunities for the Housing Authority of Yamhill County. The economic environment in our state is all too familiar. Oregon currently ranks third in the nation for rates of hunger and statewide unemployment averages over 10%, which is about 1% over the national unemployment average. We see this pattern mirrored locally here in Yamhill County.

Yamhill County currently has an 11.1% unemployment rate; 1 of every 344 homes is in foreclosure (slightly higher than the state average); and waiting lists for homeless shelters and all types of subsidized housing are at record levels and steadily increasing. The need is great and it is only through partnerships and community involvement that we have been able to and will continue to be able to address some of the areas of greatest need locally.

Overarching Initiatives

The Housing Authority of Yamhill County serves as one of the lead agencies for Yamhill County's 10-Year Ending Homelessness Plan. In 2010, there have been many accomplishments through partnerships formed under the plan. A broad spectrum of initiatives includes: completing a full countywide homeless count; establishing the Ending Homelessness Governing Council with members being appointed by the Yamhill County Commissioners to oversee progress of the plan; holding a Community Connect event which connected more than 250 Yamhill County residents to needed services and assistance; creating 2 new units of Affordable Workforce Housing with 48 units in the pre-development or development phase; weatherizing/repairing 100 homes; assisting 70 families with deposits or eviction notices; local agencies being approved to assist families to complete applications for the Healthy Kids program which provides free or low-cost health coverage for all uninsured Oregon kids and teens under 19; and establishing a system for activating winter shelters in McMinnville and Newberg.

It is critical that momentum behind moving the 10-Year Ending Homelessness Plan forward is sustained as our homeless numbers locally continue to increase as a result of the continuing economic crisis. In the January, 2010 homeless count, there were 754 individuals recorded as being homeless, including 422 homeless school-aged children identified in Yamhill County. We judge this as unacceptable as the status quo and are even more dedicated to increasing the availability of services and quality housing for the homeless in our communities.

Specific Actions/Results

In 2010, the number of Yamhill County families applying for subsidized housing averaged around 77 monthly with over 1466 families on the waiting list for subsidized housing at year-end as compared to 1380 at year-end in 2009. Of the current families on the waiting list, approximately 87% are considered extremely low income or below 30% of median family income (for a family of 4 this amount would be \$21,000 annually). 22% 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 1340 families monthly in 2010 through its largest program, the Section 8 Housing Choice Voucher Program. Through this program, the Housing Authority put over 8 million dollars back into the local economy in 2010 via payments to local landlords.

In 2010, HAYC together with our partnering non-profit, Yamhill County Affordable Housing Corporation (YCAHC), was able to:

- ❖ Obtain 145 out of 145 possible points on the Section 8 Management Assessment Program (SEMAP) to retain a High performance rating.
- ❖ Achieve a total of 5% savings in total utility/maintenance costs at our properties for 2009 and a 14% savings in utility/maintenance costs for 2010.
- ❖ Achieve clean audits by an independent CPA for HAYC, Abbey Heights, Sunflower Park, Village Quarter and YCAHC.
- ❖ Purchase 3.3 acres in Newberg on Meridian Street for future affordable housing development and began the process of rezoning the property from R1 to R3.
- ❖ Sell 2000 square feet of Village Quarter retail space to McMinnville Community Media.
- ❖ Upgrade website to include a calendar, videos and a For Sale/For Rent page.
- ❖ Sell 9 Low Rent Public Housing units – 2 single-family units, 7 duplexes for a total of 16 units. Counseled and relocated all remaining Low Rent Public housing tenants.
- ❖ Enter into agreement with Grand Ronde Tribal Housing Authority on August 18, 2010 to provide rental assistance for twelve eligible Tribal families who wish to reside in Yamhill County.
- ❖ Become a Healthy Kids application assister on August 4, 2010.
- ❖ Receive award of the Mortgage Payment Assistance contract through 2012.
- ❖ Receive award of \$500,000 Neighborhood Stabilization Program funds through 2013.
- ❖ Receive award for 2010 City of Willamina Housing Rehabilitation grant of \$400,000 through 2012.
- ❖ Start 17 new VIDA accounts, allocating \$119,400 in match funds through 2015.
- ❖ Provide foreclosure information/counseling to 95 Yamhill County families.

We would like to thank all of our employees, board members, and community partners for their tireless efforts in assisting members of our community. 2011 will be HAYC's 60th anniversary in the community and will definitely be a year of new challenges and opportunities all of us. We look forward to all that the new year holds and for all the continued support and new partnerships that will grow as we work together to improve the quality of life in our communities.

Sincerely,

Philip J. Griffin
HAYC Board Chair

Elise Hui
Executive Director