

**Housing Authority of Yamhill County (HAYC)/
Yamhill County Affordable Housing Corporation (YCAHC)
2013 Report to the Community**

Posted: January 2014

A YEAR OF FUNDING UNCERTAINTY

For the Housing Authority of Yamhill County (HAYC), 2013 will be known as the year of funding uncertainty. Many of us added the new word “sequestration” to our vocabulary. Sequestration meant across-the-board cuts to all non-defense discretionary spending (with few exceptions). For our largest program, Section 8, administrative fees to run the program were reduced by the U.S. Department of Housing and Urban Development to a level slightly below 69% of full funding levels, which is the lowest funding level in the program’s history. Funding for Housing Assistance Payments (HAP), which is forwarded to landlords throughout the County, was for the first time lowered from full funding levels to 94%. On October 2013, the Federal government shut down for sixteen days, unable to reach agreement on federal spending levels. As of the end of 2013, we are being federally funded through a short-term Continuing Resolution (CR) with no guarantee for stable funding in 2014. Not only are we continuously learning to do more with less, we are also constantly coming up with “in case” contingency plans. Instead of treating this dysfunction as a threat, we view this as an opportunity to work together even more effectively as a team, analyzing situations and creating one or more back-up plans.

In spite of funding instability and reduction in the federal support level, the HAYC in conjunction with our partnering non-profit, the Yamhill County Affordable Housing Corporation (YCAHC), was able to provide a variety of housing assistance to over 2,100 families each month. Of the clients assisted through our programs, approximately 56% are elderly and/or disabled and over 80% qualify as extremely low income - making less than 30% of the Area Median Income. In Yamhill County, this equates to less than \$20,800 of annual income for a family of four.

We are pleased to highlight the following organizational achievements for 2013:

- ✓ Broke ground on July 23, 2013, on our new development, Deskins Commons, located in Newberg. Deskins Commons will be a 56-unit workforce housing development scheduled for completion July 2014.
- ✓ With assistance from Resource Center staff, 305 homeowners have received monetary assistance through one of the Oregon Homeownership Stabilization Initiative (OHSI) programs.
- ✓ Resource Center staff counseled fifty-three (53) Loss Mitigation clients and six (6) Oregon Foreclosure Avoidance program clients.
- ✓ Resource Center and Housing Rehabilitation staff completed the work for the Homeownership Innovation for Oregonians grant *on budget and well ahead of the expenditure deadline*. The grant funded repairs and accessibility projects for twenty-three (23) families that included only seniors and disabled homeowners who own manufactured homes that are located on a rented space pad.

- ✓ Twenty-one (21) individuals graduated from the Family Self-Sufficiency Program with the average graduation disbursement being \$7,738. Three (3) individuals moved to homeownership as a result of this program.
- ✓ Nine (9) individuals graduated from the Valley Individual Development Account Program with four (4) utilizing their matched funds for homeownership, four (4) utilizing their matched funds for education, and one (1) utilizing their matched funds for home repair.
- ✓ The Ready to Rent© and Landlord Rent Guarantee programs continue to offer a valuable service to our clients and landlords. To-date, 154 individuals graduated from Ready to Rent© and the class evaluations show a population with renewed hope and enthusiasm to be successful renters. In addition, twenty-nine (29) landlords have entered into agreement to rent to Ready to Rent© graduates and participate in the landlord Rent Guarantee program.
- ✓ Working in partnership with the Grand Ronde Tribal Housing Authority, HAYC was able to provide rental assistance to twelve (12) eligible tribal families residing in Yamhill County.
- ✓ HAYC applied for and was awarded status as a Housing and Urban Development Certified Housing Counseling Agency.
- ✓ We were able to refinance four (4) of our properties including our office building to a lower interest rate which will result in cash flow saving on all four (4) loans over the 15-year life of the loans.
- ✓ In our Housing Rehabilitation Program, we were able to obligate \$210,740 of the \$310,000 of the rehabilitation loan funds awarded to the City of Newberg. In addition, we were able to obligate nine (9) new rehabilitation loans from revolving funds totaling \$147,000.
- ✓ For our portfolio of 529 units owned or managed by HAYC spread throughout 16 properties, the Asset Management group maintained an average 96.6% in physical occupancy and 95.7% in financial occupancy.
- ✓ The Asset Management group improved average move-out completion times by 18% from 11 days to 9 days and improved average non-move-out completion times by 17% from 43 hours to 36 hours.
- ✓ Six (6) partitioned duplex units were sold to low-income homebuyers.
- ✓ HAYC was successful in receiving a grant from Cover Oregon to provide outreach and enrollment assistance. Nine (9) HAYC staff were certified as enrollment assisters for Cover Oregon.

We would like to thank all of our hard-working and dedicated staff, board members and community partners, as well as funders who help us to continue to operate at the highest levels possible to assist our community.

Sincerely,

Joyce E. Morrow
HAYC Board Chair

Elise Hui
Executive Director