

HOUSING AUTHORITY OF YAMHILL COUNTY

**LONG-RANGE PLANNING GOALS
FY2017 – FY2021**

ACCOUNTING/TECHNOLOGY/REHAB:

1. Continue to move toward more electronic fund transfers and away from checks whenever possible.
2. Expand web site capabilities and outreach
3. Expand availability of technology to residents if financially feasible.
4. Review functionality of Yardi Systems; assist staff in implementing changes where possible (by HAYC or Yardi) to improve efficiency, productivity and workflow.
5. Improve connectivity with staff outside the main office using such tools as laptops, tablets, smart phones, etc.
6. Continue to maintain computer systems with needed hardware and software upgrades, including performing network assessment for long range IT planning.
7. Utilize available revolving rehab loan and CDBG funds to meet the health and safety needs of residents county-wide, and to sustain the program.
8. Continue to seek additional Rehab funding and partnering opportunities.

HOUSING SERVICES:

1. Continue to monitor and fully explore and pursue all revenue opportunities to support existing and new housing service programs.
2. Continue to improve/expand services to clients and landlords within funding limitations.
3. Yardi – Continue to analyze feasibility of utilizing mobile inspections when Yardi has software ready.

ASSET MANAGEMENT:

1. Implement where useful additional Yardi software features for the Affordable module.
2. Implement where useful additional Yardi software features for preventative maintenance inspections information entered directly to Yardi software instead of paper format.
3. Complete Capital Needs Assessments at all properties. Review replacement reserve amounts to ensure adequacy.

MANAGEMENT/HOUSING DEVELOPMENT:

1. Actively participate with cities, county and community to advocate for affordable housing and to assess housing need and demand.
2. Develop affordable housing according to identified needs and funding availability in communities with infrastructure and support services necessary to make the project successful.
3. Land-bank property when feasible for future development.
4. Analyze possible affordable housing stock purchases when these properties become available for sale in order to preserve them in the affordable housing inventory.
5. Continue to seek out affordable homes to support the Home Ownership programs.
6. Continue work on 10-year ending homelessness plan including supporting community efforts toward ending homelessness. Serve as lead agency for annual Community Connect Event. Assist with annual Point In Time Homeless Count.
7. Look at potential to implement a Boys & Girls Club in conjunction with one or more HAYC-owned developments.
8. Working with management team, review all programs in detail to determine feasibility of continuing programs or revising program to be more efficient. Review agency operations to determine where additional efficiencies may be feasible.
9. Continue work with all departments to increase financial security for agency with goal to have a positive amount in local reserves available for development after deducting the operating contingency reserve.
10. Explore options for developing additional revenue.
11. Become mortgage free on office building by the end of 2028.
12. Establish 6 months operating reserves.

Revised: February 24, 2016