

NORTHWEST OREGON  
HOUSING AUTHORITY  
(N.O.H.A.)

ANNUAL REPORT

2007- 2008

NORTHWEST OREGON HOUSING AUTHORITY

BOARD OF COMMISSIONERS

- Geneva Shadley.....Columbia County
- Rita Bernhard.....Commissioner.....Columbia County
- Tim Josi.....Commissioner.....Tillamook County
- Patricia Roberts.....Commissioner...Vice Chairman.....Clatsop County
- Charlotte Langsev.....Clatsop County
- Janet Miltenberger .....Clatsop County
- Kevin Greenwood.....Tillamook County
- Casey Mitchell.....Columbia County
- Yvonne Byrd-Lynch.....Columbia County
- Gene Sumrall.....Clatsop County
- Father Ray Ferguson.....Chairman.....Tillamook County

## Board of Commissioners

**Rita Bernhard** was appointed to the board in January 1999. Commissioner Bernhard was elected as Columbia County Commissioner for the second time. She was reappointed to the board on December 31, 2007, and serves as their representative to the NOHA board.

**Patricia Roberts** was appointed to the Clatsop County Board of Commissioners and the NOHA board in January of 2007. She was reelected and reappointed to the board on December 31, 2008, and serves as their representative to the NOHA board. Commissioner Roberts is an architect by profession. She was elected by the board as Vice Chair in September 2006.

**Janet Miltenberger** was appointed to the board on February of 1998 by the Clatsop County Board of Commissioners and reappointed in July 2007. Commissioner Miltenberger works at Clatsop Community College. She represents Clatsop County at large.

**Tim Josi** was elected Tillamook County Commissioner. He was appointed to the board in January 2006, reappointed December 2008. He serves as their representative to the NOHA board.

**Kevin Greenwood** was appointed in January 2008 by Tillamook County Commissioners to complete an unexpired term. He was reappointed in December 2008. Commissioner Greenwood is the City Administrator for the City of Garibaldi. Commissioner Greenwood represents Tillamook County at large.

**Father Ray Ferguson** was appointed to the board in May 2004. Father Ferguson represents Tillamook County at large. He was elected Chairman in September 2006.

**Geneva Shadley** was reappointed to the NOHA board in December 2008. Commissioner Shadley is an original NOHA Commissioner. She has served approximately 29 years and represents Columbia County at large.

**Charlotte Langsev**, a long time resident of Clatsop County, was appointed to the NOHA board in February 2005 and reappointed in June 2008. Commissioner Langsev represents Clatsop County at large.

**Casey Mitchell** was appointed to the NOHA board in June 2005. Commissioner Mitchell works for Community Action Team, Inc. in St. Helens. He serves Columbia County at large.

**Yvonne Byrd-Lynch**, a Family Self-Sufficiency participant, represents Housing Choice Voucher

holders within our 3 county jurisdictions. She was appointed in September 2004 and reappointed in March 2007. Commissioner Byrd-Lynch resides in Rainier and is self-employed.

***Gene Sumrall*** was appointed in September 2004 and reappointed December 2007. Commissioner Sumrall represents Housing Choice Voucher holders within our 3 county jurisdictions. He resides in Astoria and is a retiree of the automobile industry.

## NOHA INFORMATION

Northwest Oregon Housing Authority (NOHA) was formed in October 1976 and is a public non-profit organization. NOHA's purpose is to administer the Section 8 Rental Assistance Program and develop affordable housing opportunities for low-income families and individuals in Clatsop, Columbia and Tillamook Counties.

NOHA is governed by an 11-member board of Commissioners; one member from each of the County Boards of Commissioners and two citizens at-large from each county. The housing authority revised its by-laws to include two Housing Voucher Participants to comply with HUD regulations. The original nine-member board appoints the additional two members. The board is responsible for setting policy and representing their communities' interests. The Commissioners have been successful in meeting housing needs throughout the three county areas, concentrating on areas of need rather than county boundaries.

NOHA's office is located at 147 South Main Avenue Warrenton, Oregon 97146. Mailing address is P O Box 1149 Warrenton, Oregon 97146. Staff travels within the three counties on a weekly basis conducting Housing Quality Standard Inspections (HQS). Staff meets weekly with prospective applicants in Columbia and Tillamook Counties at local Adult and Family Services Offices. Applicants and interested persons can call the office during regular business hours for Pre-applications and information. The phone number is 503-861-0119; toll free 1-888-887-4990; fax number 1-503-861-0220 and our e-mail address is [www.nwoha.org](http://www.nwoha.org).

We have a total of 16 full-time staff members, 2 regular part-time, and 3 On-site managers. NOHA manages a total revenue package of \$ 7,810,710. NOHA hired Guardian Management Corporation to manage its 32 and 130-unit Tax Credit Projects; they employ one resident manager and one Part-time assistant for each project.

Administrative

Executive Director  
Admin. Assistant  
Secretary  
Finance Supervisor  
Actg. Clerk  
Actg. Clerk (regular-PT)  
Family Self Sufficiency Specialist

Section 8 Rental Program

Section 8 Supervisor  
HQS Inspector (2)  
Housing Specialist (3)  
Housing Representative (1)

Owned/Management

Property Manager  
Maint. Tech (2) (1 PT)

On-site Managers:

Jerry Woodward Retirement Center - 1  
Echanie Court Apartments - 1  
Alder Court Apartments - 1  
Sandhill Apartments - 1

Gable Park & Champion Park Apartments:

Managed by Guardian Management Corporation  
Resident Manager - 2; assistant manager - 2; PT maintenance - 1

**SECTION 8 RENTAL ASSISTANCE:**

As of June 30, 2008, NOHA leased, for the fiscal year, an average of 1065 units per month or 99% of our HUD issued baseline units.

NOHA provided \$ 5,946,238.00 in rental subsidies just in the Housing Choice Voucher Program. There are approximately 400 landlords participating in our program. (The total subsidy does not include administrative fees earned by the Housing Authority.)

**NEW INCREMENTS OF RENTAL ASSISTANCE:**

18 NOHA is applying for Family unification vouchers. These vouchers are for youths at least but not more than 21 who left foster care at age 16 and who don't have adequate housing. If the housing authority does not receive the new funding it will pledge 15 of its current vouchers to this program.

**MODERATE REHABILITATION (MR):**

Astor Apartments in Astoria is a MR project. They have 59 units of subsidized one and zero-bedroom units for single individuals. The original owners have sold the building. The new owners are going to keep the mod rehab units for the time being.

**FAMILY UNIFICATION VOUCHERS:**

The housing authority has 75 vouchers designated specifically for use by families who have active cases through the Department of Human Services (DHS) Child Welfare Division. Eligible families must need adequate housing to keep their children from being placed in foster care or returned from foster care.

**PERSONS WITH DISABILITIES VOUCHERS:**

NOHA has 75 vouchers designated specifically for persons with disabilities under 62 years

of age. Of the 75, five are designated for individuals who qualify for 1915 Waiver through the Department of Human Services (DHS) Disabled Services. These vouchers are designed to provide housing for an individual who is disabled and receiving services from DHS who leaves a hospital or nursing home setting and returns to their local community.

### **FAMILY SELF-SUFFICIENCY PROGRAM:**

The purpose of the program is to help participants in the Section 8 Rental Assistance Program become self-sufficient. They must sign a 5 year contract designed to get them back to work or to a higher level of pay by developing job and related skills. We have 68 participants on the FSS waiting list. The program started in 1998 to-date we have graduated 60 participants. They have received total escrows in the amount of \$ 193,326.00

### **VIDA:**

NOHA became a member of Valley Individual Development Account Collaborative through CASA of Oregon in April 2007. The purpose of VIDA is to help income-eligibility people in Oregon to save money toward asset purchases. Assets include home ownership & rehabilitation, education, development or expansion of small business. Once they have achieved their savings goal, CASA matches their savings at a 3:1 ratio, to a maximum of \$ 9,000.00.

NOHA partnered with Columbia Community Action Team, Clatsop Community Action, and CARE, Inc. in Tillamook to serve as IDA Specialists for those participants who are not receiving rental assistance from NOHA. We have further partnered with Clatsop Community college and the Small Business Development Center to assist with asset-specific training associated with education and small business development.

To-date we have three participants in our IDA Program, two for home ownership and one for small business. We have nine potential participants awaiting determination of funding by CASA of Oregon. We anticipate being able to fund at least five new IDA accounts during 2009.

### **LANDLORD OUTREACH:**

The rental assistance staff and property manager are active in the local Clatsop County Landlord Association. The Section 8 staff hosts annual landlord meetings in each county discussing the rules and regulations of the rental assistance program.

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### **AUTHORITY-OWNED PROJECTS:**

*Echanie Court:* 12 family units located in Nehalem. Project is subsidized through Rural Development (FmHA). (Tillamook County)

Jerry Woodward Retirement Center: Ten units of senior housing located in the City of Tillamook. Not subsidized. (Tillamook County)

Seaside Duplex: Two units for developmentally disabled individuals. Leased to Coast Rehabilitation Services. Non-federally subsidized. (Clatsop County)

Warrenton Beach House: Five bedroom unit for developmentally disabled individuals. Leased to Coast Rehabilitation Services. Non-federally subsidized. (Clatsop County)

Alder Court Apartments: 40 elderly & disabled units. NOHA purchased the property from the owner in May 2000 with funds from Housing & Community Services, State of Oregon. NOHA has maintained the HUD ACC Contract. HUD subsidized. (Clatsop County)

Uniontown Apartments: (transitional housing) 18 SROs (single room occupancy), 3 one bedroom apartments for persons with mental illness and developmentally disabled individuals (1 one bedroom apartment is used as an office). Clatsop Behavioral Healthcare has opted out of their lease effective December 31, 2008. We are currently working with DHS Child Protective Services program to transition foster care youths who lack adequate housing. Non-subsidized. (Clatsop County)

Pine Court Apartments: (duplex) The units are currently being rented on the open market.

Sandhill Apartments: There are a total of 32 units consisting of one, two and three-bedroom units designated for low income families. The project has 7 project-based vouchers. We hope to rehab the project with tax credit dollars in 2009.

### **TAX CREDIT PROJECTS:**

Gable Park Apartments: 32 units (2 & 3-bedroom) of affordable housing. Two units are leased in conjunction with Community Action Team, Inc. in St. Helens for their homeless/about to be homeless program. Project funded by the Low-income Tax Credit Program, Opportunity Purchase Grant (HUD), Oregon Lenders Tax Credits and the City of St. Helens. Project leased December 1995. (Columbia County) NOHA is the general partner.

Champion Park Apartments I & II: 130 units (2, 3 & 4-bedrooms) of affordable housing. Two units are leased in conjunction with Community Action Resource Enterprises, Inc. in Tillamook for their homeless/about to be homeless program. Project funded by the Low-income Tax Credit Program and Oregon Lenders Tax Credits. CPI leased July 1998. CPII leased September 2004 (Tillamook County) NOHA is the general partner.

Columbia Park Limited Partnership: Formed to develop affordable senior housing. The 28-unit project received low income housing tax credits from the State of Oregon. NOHA brought a \$ 295,000.00 HOME grant to the project. NOHA has the first opportunity to purchase the property at the end of the tax credit eligibility. NOHA is a special limited partner/general manager.

#### **TENANT BASED ASSISTANCE (TBA):**

A partnership between Community Action Team, Inc. in St. Helens, Astoria and Tillamook to provide 1 to 2 years of rental assistance to low income families throughout the three counties. The program is designed to help families who are homeless or about to become homeless. The program is funded by HUD Home Funds, Housing Trust Funds dollars and community matching dollars. Clatsop County Housing Authority, Community Action Team, Inc., Clatsop Community Resource Development, Inc. and Community Action Resource Enterprises, Inc. are community partners in this important program. Total revenue expended for FY 2007/2008 was \$ 253,111. This does not count in-kind match dollars provided by the local agencies.

#### **NEW DEVELOPMENTS OF AFFORDABLE HOUSING:**

NOHA, along with its community partner Clatsop Behavioral Healthcare (CBHC), received funding through Oregon Housing & Community Services and Addictions and Mental Health Division to build housing for persons with mental illness. The 10 - 12 unit apartments will be built in Warrenton. NOHA will be the owner and provide property management while CBHC will provide case management to the tenants. We hope to have the project completed by September 2009.

#### **COMMUNITY INVOLVEMENT:**

Several housing authority staff members serve on local governing boards i.e. Clatsop Community Action, Coast Rehabilitation Services, One-Stop, Clatsop County Landlord Association, and various committees through out the tri-county area involving housing issues for community partners and their clientele.

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#### **READY TO RENT:**

A program purchased from the Housing Center of Portland by Columbia Community Action Team, Inc. The program is designed to help families with poor rental and credit histories get a second chance to secure suitable rental units. Clatsop Community Action and NOHA provide instructors and materials. Two classes per year are taught for local community partners in Clatsop County.

**CAMP ROSENBAUM:**

NOHA sends four kids from the rental assistance program to Camp Rosenbaum this year. The camp is sponsored every year by the Housing Authority of Portland and held at Camp Rilea in Warrenton. We feel it is a fantastic opportunity for the kids.

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Prepared by

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