



Housing
Authority of
Clackamas
County



**Annual Report
FY 2009/2010**



The Mission of the Housing Authority of Clackamas County is to provide affordable, safe, decent and sanitary housing opportunities in a fiscally responsible manner to low-income people in Clackamas County.

Dear Friends,

As we reflect on another year at the Housing Authority of Clackamas County (HACC), my thoughts are with the 1,300 applicant households on the Public Housing Wait Lists and the 5,300 applicant households on the Section 8 Voucher Wait List.

In these tough economic times, we know that these households are paying a majority of their income on housing expenses, leaving little else for other basic items like food, clothing, transportation, or school supplies. Access to either Public Housing or the Section 8 Voucher would mean financial relief in housing costs and allow these households the opportunity for a healthier diet, weather-appropriate clothing, and access to better transportation enabling connectivity to education and job opportunities. My heart goes out to these households with children who do not have opportunities presented to them for extra-curricular activities, after school programs, warm coats, or healthy meals.

At HACC the staff members work hard every day to deliver our programs as best we can with the resources we have, yet the demand for these resources far exceeds the supply. Recognizing this, we are turning our focus to enhance the supportive services of existing residents and voucher holders with the intention to assist households in their move toward self-sufficiency.

We have many existing strong working relationships with other supportive programs. I'm thankful for their willingness to partner, and we will continue to work together across Clackamas County to complement these services.

Trell Anderson
Executive Director

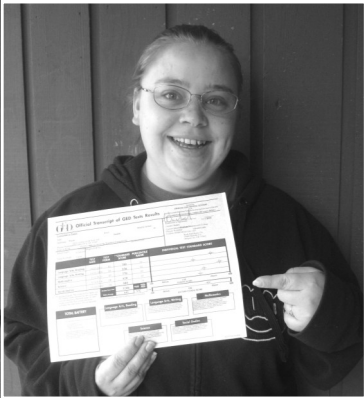
HACC is committed to supporting resident services that encourage self-sufficiency and develop collaborative partnerships, focusing on children, families, the elderly and persons with disabilities. Through its Resident Opportunity for Self-Sufficiency Service Coordinator Grant (ROSS), Public Housing residents were assisted with training, employment, transportation and other ancillary services to assist in their efforts to become self-sufficient. Notable accomplishments include the participation of 15 residents in the Individual Development Account Savings Program with an average matched savings of \$4,262 to use toward education or to purchase a home, and 43 were enrolled in other education and/or employment-related training activities.

Through HACC's contract with Clackamas Education Service District's C-TEC Program, 22 Public Housing youth ages 16 to 21 participated in employment and training activities with 5 youth successfully completing the Summer Youth Academy (SYA), an eight-week employment readiness/work experience. At the SYA, youth received one week of intensive skills training, and one week of industry-specific training. The youth were then placed in a six-week work experience job site in which they received a monthly stipend and college credit for every 30 hours worked. HACC's Summer Student Achievement Program was also successful this year, having hired two Public Housing resident college students to work as Maintenance Assistants with the HACC Grounds Crew.



Community and Supportive Services

Employment Readiness



Youth Programs

Through its contracts with the Oregon City School District and Mentor Athletics, HACC provided a wide range of youth services. Tutors met with a total of 25 Public Housing youth grades 1-8 at the After School Homework Club. The Youth Advocate reported that many grades improved, specifically in core subjects such as math and social studies over the school year. Mentor Athletics was also a very popular program with 28 youth participating in the individual sports program and 23 youth participating in the First Tee golf program. Mentor Coaches spent an average of 9 hours per week with youth either at school or during individual and group events to further their focus on youth development in the areas of perseverance, integrity, and commitment.

Seniors and People with Disabilities

Service Coordination was provided to Public Housing seniors and persons with disabilities to help them maintain independent living. Residents received help connecting with a wide variety of programs providing rental and utility assistance, health, mental health, care giving training, money management, drug and alcohol counseling and financial and credit counseling services.

Through the Family Self-Sufficiency (FSS) program, Section 8 participants are able to obtain a variety of training, educational, and support services necessary to improve their incomes and no longer need subsidized housing or other public services. As earned income from participants' employment or business increases, a portion of the higher rent is put into an escrow account for the family.

The primary goal of Igor and Irina Tarankov, a FSS family who had emigrated from the Ukraine, was to start their own business. The Tarankovs received assistance from several community partners including the Small Business Development Center at Clackamas Community College which helped them develop a business plan, secure financing, etc. Igor and Irina have opened the Azov'e European Food & Bakery in Happy Valley. They used the funds in their escrow account (almost \$12,000) to help finance the store. It carries a large inventory of foods and items for the Slavic population and other ethnic groups in the Portland and Clackamas County area. After leaving subsidized housing, the Tarankovs also purchased a home.



Family Self-Sufficiency



Housing Assistance

HACC once again is given the top rating of High Performer for its excellent management of its Public Housing and Section 8 Housing Choice Voucher (HCV) Programs. HACC earned a score of 93 for PH and a score of 100 for the HCV Program.

Housing Choice Voucher

Total Vouchers: 1,561 Households

Female Headed Households: 79%

Disabled: 43%

Elderly: 21%

Below 30% Median Family Income: 93%

Number of Children in Voucher Participant Families: 1,692

Annual Voucher Payment Budget: \$10,266,739

Number of Landlords Participating in HCV Program: 700

Percent of FSS families with escrow account balances: 71%

Average escrow balance for FSS families with accounts: \$5,603

Number of FSS Graduates in FY 2009: 10

Average escrow balance paid out to graduating FSS families in FY 2009: \$10,299

One graduating FSS family in FY 2009 purchased a home.

Number of Family Self-Sufficiency (FSS) participants enrolled in FY 2009: 89

Public Housing

Number of Public Housing Units: 565

Of those in Public Housing, % are below 30% Median Family Income: 76%

Number of Children Living in Public Housing: 524

Other Affordable Housing and Development

Number of Other Affordable Housing Units: 292

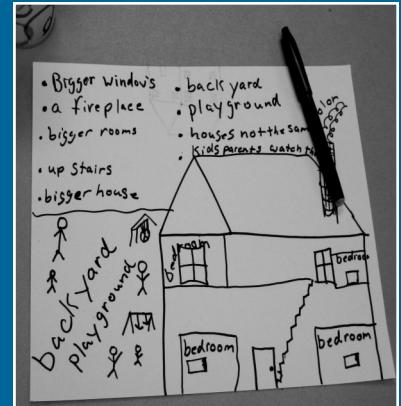
Number of Units in the Development Pipeline: 283

The Clackamas Heights Public Housing property located in the Park Place Neighborhood is planning for a HOPE VI Revitalization Grant for \$21.5 Million to be awarded in the summer of 2011. Winning the grant would help expand the available units to 283, establish a new community designed for long-term sustainability, connect isolated Public Housing with the surrounding neighborhood, improve education and wellness, increase transportation options, create a hub of activity along Holcomb Boulevard, and promote a diverse and healthy community.

HACC hosted over 25 public meetings and events to gain community participation in the development of the Master Plan for Clackamas Heights. The community generated plan was unanimously approved by the Oregon City Planning Commission in August 2010.

A \$25,000 grant from the U.S. Green Building Council and the Bank of America Foundation was awarded to HACC to support the certification of the Clackamas Heights Redevelopment through the Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) Program. Gaining LEED-ND certification for the project will allow HACC to better contend for highly competitive funds while ensuring project stakeholders that the new community has achieved its sustainable development goals.

Additionally, with 25 percent of the surrounding block group living at poverty level, enhanced community amenities is a prominent feature of the Clackamas Heights Redevelopment plan.



Development

Income Statement

	Public Housing (1)	Vouchers (2)	Local Project & Other (3)	Easton Ridge	Total (4)
Revenues					
Tenant Revenue	1,371,422	0	476,837	1,908,076	3,756,335
Grants	2,683,899	11,640,051	453,378	0	14,777,328
Other	24,869	53,237	648,582	0	726,688
Total	4,080,190	11,693,288	1,578,797	1,908,076	19,260,351
Expenses					
Admin Sal & Ben	865,081	974,515	548,938	117,696	2,506,230
Admin other	265,950	156,072	424,571	96,615	943,208
HACC Mgmt Fees	416,900		7,980	95,000	519,880
Utilities	495,476		74,475	220,308	790,259
Maint Sal & Ben	706,375		53,619	79,123	839,117
Maint Contract & Materials	520,894	2,466	112,924	211,393	847,677
General & Other	197,234	78,678	46,619	20,513	343,044
HAP Payments		10,749,087	218,842		10,967,929
Depreciation	911,830	0	184,763	532,231	1,628,824
Total	4,379,740	11,960,818	1,672,731	1,372,879	19,386,168
Operating Income	(299,550)	(267,530)	(93,934)	535,197	(125,817)
Other Income & Expense					
Interest Income	17,834	2,995	19,132	73,235	113,196
Asset Additions	1,439,888			(4,190)	1,435,698
Interest Expense	0	0	(32,108)	(522,293)	(554,401)
Total	1,457,722	2,995	(12,976)	(453,248)	994,493
Net Income	1,158,172	(264,535)	(106,910)	81,949	868,676

- (1) Includes Capital Fund
- (2) Includes Mainstream Vouchers
- (3) Includes Central Office
- (4) Does Not Include Interfund Eliminating Entries