



Serving the Communities of Tillamook, Columbia and Clatsop Counties

Presentation to:

Tillamook County Housing Commission

Thursday, July 1, 2021

Prepared by:

Jim Evans, Interim Executive Director

Northwest Oregon Housing Authority

NOHA Programs Supporting Northwest Oregon Current Metrics



2,010

Customers Receiving
Housing Assistance



\$7.5M

Paid to 800+ Landlords
(CY 2020)



405

Apartment Units in 16
Apartment Communities

Overview of Federal Housing Programs

Type	HUD	USDA	IRS	VA
Rental ¹	<ul style="list-style-type: none"> Housing Choice Vouchers (HCV) Public Housing Multi-Family Section 8 	<ul style="list-style-type: none"> Multi-Family Housing Rentals 	<ul style="list-style-type: none"> Low Income Housing Tax Credit (IRC § 42) 	<ul style="list-style-type: none"> HUD VASH Vouchers
Homeownership	<ul style="list-style-type: none"> Single Family 	<ul style="list-style-type: none"> Single Family Housing Direct Home Loans Single Family Housing Guaranteed Loan Program Single Family Housing Repair Loans and Grants 	<ul style="list-style-type: none"> Mortgage Interest Deduction 	<ul style="list-style-type: none"> VA Home Loan Guarantee Disability Housing Grants

1. HCV Program Vouchers and HUD VASH (Veterans Administrative Supportive Housing) Voucher are portable and can be used by the family in other allowable and affordable units

Types of Federally Assisted Housing Programs

- Public Housing (PH)
- Housing Choice Vouchers (HCV)
- Low Income Housing Tax Credits (LIHTC)

Public Housing

- Owned and operated by a Public Housing Authority (PHA)
- Families pay an income based or flat rent (whichever is lower)
- Serves the lowest income populations
- Assistance **IS NOT** portable

NOHA DOES NOT Own or Operate any Public Housing



Housing Choice Vouchers

- Operated by a Public Housing Authority (PHA)
- Units are owned by a private owner
- Families pay an income based rent
- Subsidy is paid to the owner by the PHA
- Units can be single family homes, duplexes, apartment buildings, etc.
- Assistance IS portable

NOHA Operates an HCV Program



Low Income Housing Tax Credits

- Ownership may or may not include a Housing Authority
- Tax Credit eligibility is based upon household annual income at the time of certification
- Rents are usually below market, but not income based
- Vouchers or other subsidized housing programs can be used to help a family afford the tax credit rent
- Assistance **IS NOT** portable

***NOHA Is an Owner and Sponsor
of Tax Credit Properties***



Holden Creek Apartments, Tillamook OR

NOHA Operated Programs

Housing Choice Vouchers	HUD Multi-family Section 8	Low Income Housing Tax Credit	USDA	Market Rate Rentals
<p>Housing Choice Voucher Programs</p> <ul style="list-style-type: none"> • Tenant Based Assistance • Project Based Assistance • Family Self-Sufficiency • Homeownership <p>Specially Appropriated Funding</p> <ul style="list-style-type: none"> • VASH • Family Unification • Mainstream • Non-elderly Disabled 	<ul style="list-style-type: none"> • Alder Court • Owens Adair • Sandhill 	<ul style="list-style-type: none"> • Champion Park • Columbia Park • Gable Park <p style="text-align: center;"><u>In Development</u></p> <ul style="list-style-type: none"> • Holden Creek • Trillium House at Chelsea Gardens • 238 Gable 	<ul style="list-style-type: none"> • Echanie Court 	<ul style="list-style-type: none"> • Clatsop Shores • Gable Road • Pine Court • Tilikum • Jerry Woodward

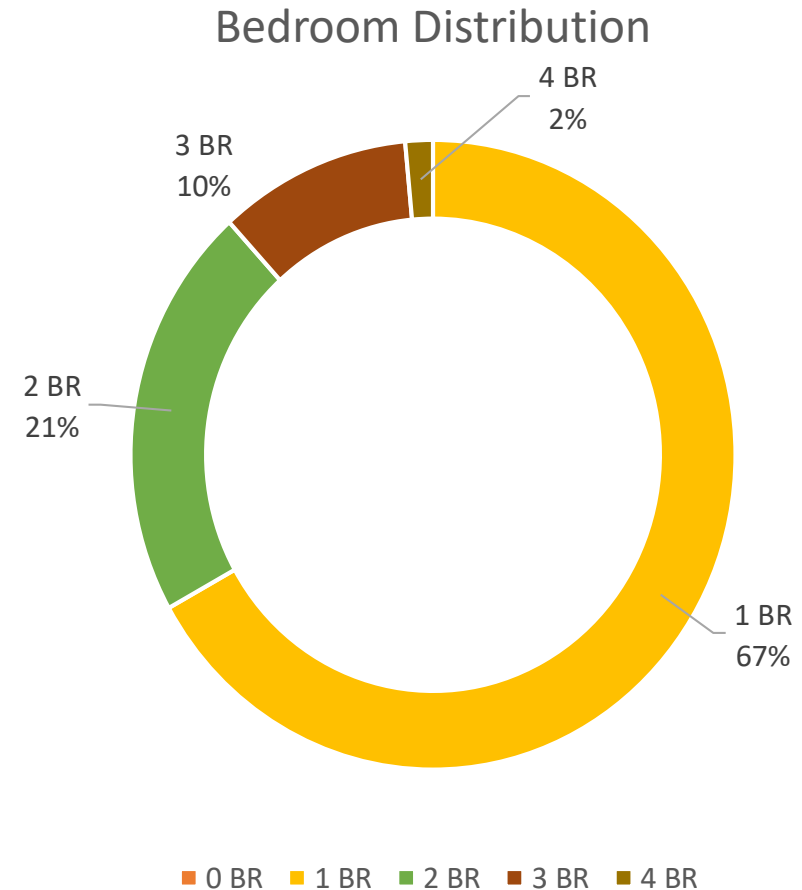
NOHA Properties

Program	Clatsop	#	Columbia	#	Tillamook	#
HUD Multi-Family Section 8	<ul style="list-style-type: none"> Alder Court Owens Adair Sandhill 	52 46 32				
Low Income Housing Tax Credits (LIHTC)			<ul style="list-style-type: none"> Columbia Park Gable Park 	28 32	<ul style="list-style-type: none"> Champion Park 	130
US Department of Agriculture					<ul style="list-style-type: none"> Echanie Court 	12
Market Rate Rentals	<ul style="list-style-type: none"> Clatsop Shores Tilikum 	42 8	<ul style="list-style-type: none"> Gable Road 	3	<ul style="list-style-type: none"> Pine Court Jerry Woodward 	4 10
LITHC (In Development)	<ul style="list-style-type: none"> Trillium House at Chelsea Gardens 	40	<ul style="list-style-type: none"> Broadleaf Arbor, A Gathering Place 	239	<ul style="list-style-type: none"> Holden Creek 	60
TOTAL		220		302		216

Tillamook County Housing Choice Voucher Program

Rent to Owner	Monthly Average	Monthly Total
Tenant Contribution	\$251	\$34,051
Housing Assistance	\$454	\$61,771
Total Rent to Owner	\$705	\$95,822

Assisted Household Income	
Total Monthly Income (all households)	\$169,182
Average Monthly Household Income	\$1,243
Average Annual Income	\$14,919



136 HCV Program Units in Tillamook County

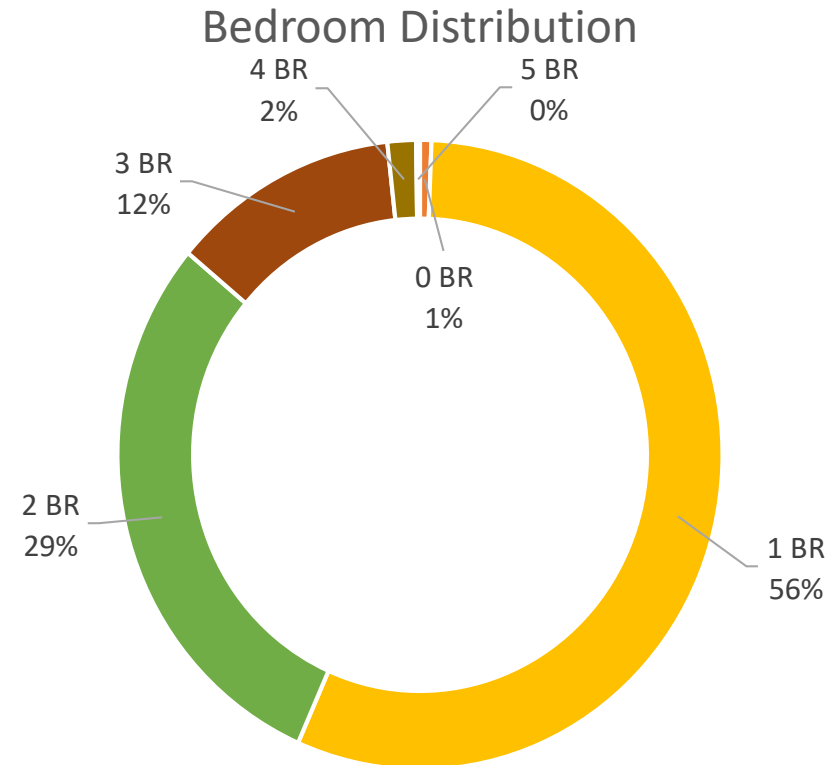
As of June 1, 2021



Housing Choice Voucher Program Tillamook, Columbia and Clatsop - Combined

Rent to Owner	Monthly Average	Monthly Total
Tenant Contribution	\$229	\$225,372
Housing Assistance	\$673	\$662,036
Total Rent to Owner	\$902	\$887,408

Assisted Household Income	
Total Monthly Income (all households)	\$1,342,479
Average Monthly Household Income	\$1,364
Average Annual Income	\$16,372



984 HCV Program Units in NOHA Service Area

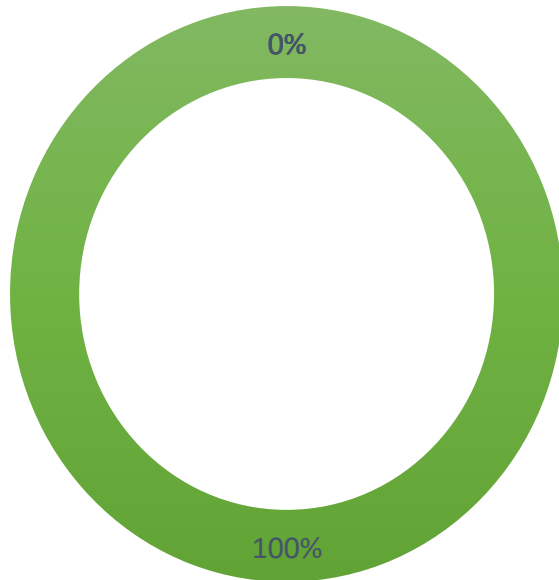
0 BR 1 BR 2 BR 3 BR 4 BR 5 BR

As of June 1, 2021



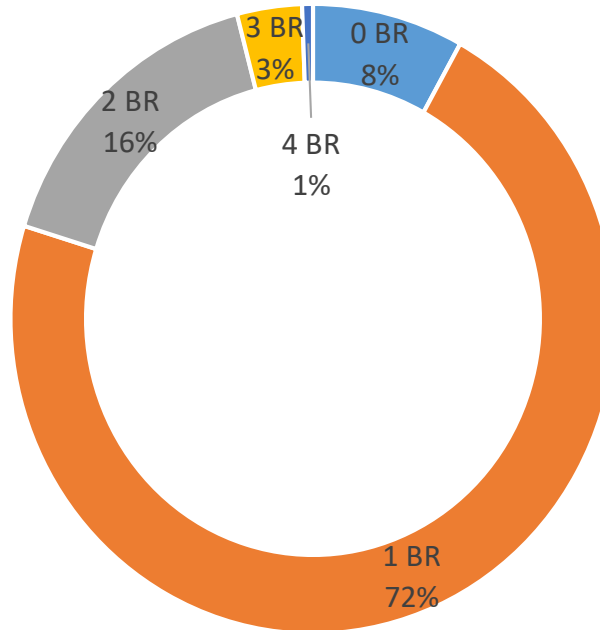
Waiting List Demographics Tillamook County

Percentage of Families



■ 0 - 30% AMI ■ 30 - 50% AMI
■ 50 - 80% AMI ■ Over 80%

Bedroom Size



■ 0 BR ■ 1 BR ■ 2 BR ■ 3 BR ■ 4 BR

**173 Households on
HCV Waiting List**

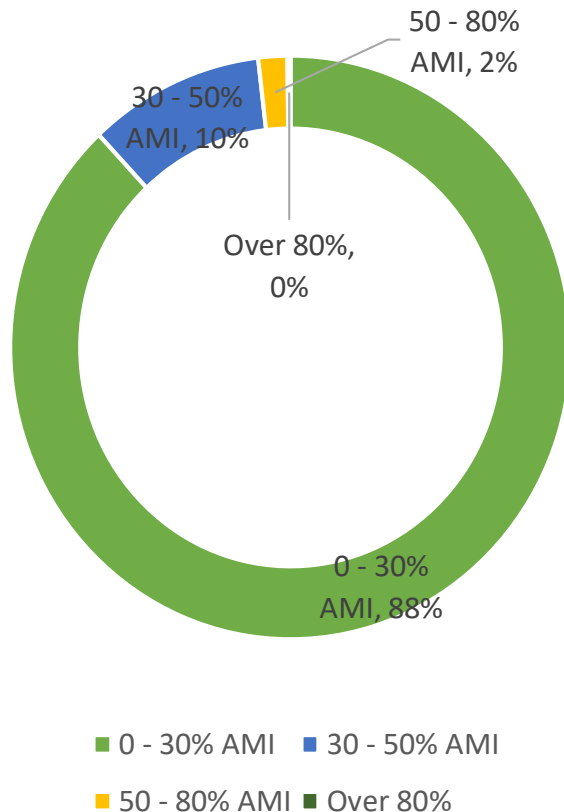
Family Type	Number of Families
Has Children	30
Near Elderly Family	8
Elderly Family	52
Single Occupancy	130
Disabled Families	56

As of June 1, 2021

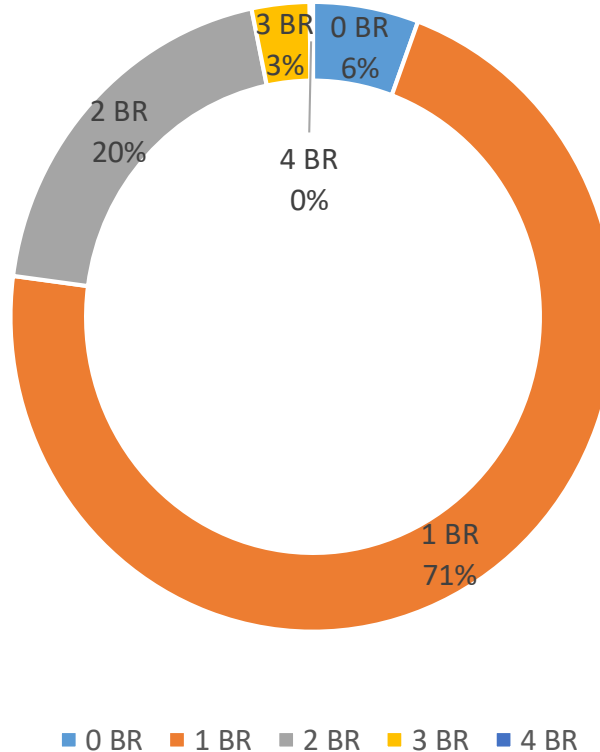
Waiting List Demographics

Tillamook, Columbia and Clatsop - Combined

Percentage of Families



Bedroom Size



1,134 Households on HCV Waiting List

Family Type	Number of Families
Has Children	195
Near Elderly Family	70
Elderly Family	329
Single Occupancy	824
Disabled Families	278

As of June 1, 2021

NOHA Properties – Extensive Capital Need

Gross Area (Buildings)	413,438
Average Age of Buildings	~ 35 Years
Replacement Value	\$80,592,060
Deferred Backlog (Current Year)	\$11,131,254
30 Year Capital Need	\$72,800,000

- 17% of current need are mechanical, electrical, plumbing (MEP)
- Over 92% of deferred backlog are classified as “high priority”
 - Critical electrical systems
 - Failing roofing systems
 - Mold
 - Insufficient site lighting
 - Failed security cameras

NOHA Properties – Capital Needs

Property	Year Built	Replacement Value	1 Year Capital Need	5 Year Capital Need
Alder Court	2008	9,718,920	7,280	215,329
Champion Park	1998	25,672,850	6,282,338	12,003,094
Clatsop Shores	2004	7,318,500	769,566	2,124,764
Columbia Park	2003	6,299,300		553,742
Echanie Court	1980	3,859,800	1,017,933	1,715,310
Gable Park	1995	7,070,000	101,719	844,765
Gable Road	1961	830,205	49,427	175,005
Jerry Woodward	1930	1,378,605	45,417	600,904
Owens Adair	1920	9,688,960	2,321,644	5,483,407
Pine Court	1995	1,680,000	400,636	872,878
Sandhill Apartments	1979	5,481,000	125,444	2,016,722
Tilikum	2008	1,593,920	9,850	350,742
TOTAL		80,592,060	11,131,254	26,956,662

Summary of Capital Needs (By County)

Property Locations	Replacement Value	1 Year Capital Need	5 Year Capital Need
Clatsop County	33,801,300	3,233,784	10,190,964
Columbia County	14,199,505	151,146	1,573,512
Tillamook County	32,591,255	7,746,324	15,192,186
TOTAL	80,592,060	11,131,254	26,956,662



Thank you
for your
support

To Learn More About NOHA Visit:

www.nwoha.org

Jim Evans, Interim Executive Director
Northwest Oregon Housing Authority

147 S. Main Ave

Warrenton, OR 97146

(503) 861-0119

director@nwoha.org

