



# CIHA BOARD REPORT

## Resident Services

January 2019

### Housing Units On Tribal Lands

#### *Community Dynamics*

| <u>Unit Type</u> | <u>Occupied</u> |                     | <u>Vacant</u> | <u>Total</u> |
|------------------|-----------------|---------------------|---------------|--------------|
|                  | <u>Coquille</u> | <u>Non-Coquille</u> |               |              |
| Program:         |                 |                     |               |              |
| Rental           | 30              | 15                  | 4             | 49           |
| Emergency        | -               | 1                   | -             | 1            |
| HomeGO           | 13              | N/A                 | N/A           | 13           |
| Non-Residential  | 4               | N/A                 | N/A           | 4            |
| Non-Program:     |                 |                     |               |              |
| Private Purchase | 28              | N/A                 | N/A           | 28           |
| <b>Total</b>     | <b>75</b>       | <b>16</b>           | <b>4</b>      | <b>95</b>    |

#### *Properties*

#### *Population*

| <u>Unit Type</u> | <u>Units</u> | <u>Buildings</u> | Coquille     | 188        |
|------------------|--------------|------------------|--------------|------------|
| Single Family:   |              |                  |              |            |
| Rental           | 28           | 28               | Non-Coquille | 49         |
| Homebuyer        | 13           | 13               | <b>Total</b> | <b>237</b> |
| Non-Residential  | 4            | 4                |              |            |
| Private Purchase | 28           | 28               |              |            |

#### *Persons Assisted*

|                    |           |           |              |            |
|--------------------|-----------|-----------|--------------|------------|
| Multi-Family:      |           |           |              |            |
| Rental – Duplex    | 10        | 5         | Coquille     | 126        |
| Rental – Four-plex | 12        | 3         | Non-Coquille | 49         |
| <b>Total</b>       | <b>95</b> | <b>81</b> | <b>Total</b> | <b>175</b> |

## *Status of Housing Changes*

### Rental

- 508 Coquille family moved out 9/4/18; standard prep for reoccupancy; Coquille family scheduled to move in 2/15/19
- 2609 Coquille family transferred to PP 10/12/18; extensive prep for reoccupancy due to long term tenancy
- 2620B Non-Coquille family transferred out 6/15/18; extensive prep for reoccupancy due to long term tenancy
- 2639 Non-Coquille family moved out 3/31/18; extensive prep for reoccupancy due to long term tenancy; estimated ready for occupancy 3/29/19

### Emergency

- 2646D Non-Coquille family moved out 12/28/18; standard prep for reoccupancy; non-Coquille family moved in 1/31/19

## *Compliance*

### Payments

|                       |    |
|-----------------------|----|
| Paid in full, on time | 86 |
| Paid late             | 1  |
| Did not pay           | 0  |
| Vacated owing         | 0  |

### Annual Recertifications

|                  |   |
|------------------|---|
| Returned on time | 5 |
| Returned late    | 2 |
| Did not return   | 0 |

### Notices

|                               |   |
|-------------------------------|---|
| 30-day pay or vacate          |   |
| Non-payment                   | 1 |
| Failure to maintain utilities | 2 |
| 30-day vacate for cause       | 0 |
| 72-hour vacate for cause      | 0 |
| 24-hour vacate for cause      | 0 |
| Eviction                      | 0 |

### Complaints

|                          |   |
|--------------------------|---|
| Informal or minor formal | 0 |
| Referred to CITPD        | 0 |
| Actionable               | 0 |
| Non-Actionable           | 0 |

### Actions in Lieu of Eviction

|                       |   |
|-----------------------|---|
| Program transfer      | 0 |
| Last chance agreement | 0 |

### Payback Agreements in Progress

|   |   |
|---|---|
| Past due, damage repair, vacated owing      | 3 |
| Initial deposit, home improvement or repair | 4 |

### Legal Actions

|            |   |
|------------|---|
| Eviction   | 0 |
| Collection | 0 |
| Fraud      | 0 |
| Trespass   | 0 |

### Inspections

|                            |   |
|----------------------------|---|
| No issues or damages       | 7 |
| Corrective action required | 0 |

## Tenant-Based Rental Assistance Units Off of Tribal Lands

### MHAP Program

| <i>Location of Households</i> | <i>Households Served</i> | <i>Persons Assisted</i> |
|-------------------------------|--------------------------|-------------------------|
| <b>Coos County</b>            |                          |                         |
| Coos Bay                      | 19                       | Coquille – ISA          |
| Lakeside                      | 1                        | Active      91          |
| Myrtle Point                  | 1                        | Pending      6          |
| North Bend                    | 10                       |                         |
| <b>Total</b>                  | <b>31</b>                | Coquille – OSA          |
| <b>Curry County</b>           |                          |                         |
| Gold Beach                    | 1                        | Active      26          |
| <b>Total</b>                  | <b>1</b>                 | Pending      0          |
| <b>Douglas County</b>         |                          |                         |
| Myrtle Creek                  | 1                        | Non-Coquille            |
| Roseburg                      | 1                        | Active      25          |
| <b>Total</b>                  | <b>2</b>                 | Pending      0          |
| <b>Jackson County</b>         |                          |                         |
| Central Point                 | 1                        |                         |
| Medford                       | 5                        |                         |
| Prospect                      | 1                        |                         |
| White City                    | 1                        |                         |
| <b>Total</b>                  | <b>8</b>                 |                         |
| <b>Lane County</b>            |                          |                         |
| Eugene                        | 4                        |                         |
| <b>Total</b>                  | <b>4</b>                 |                         |
| <b>OSA</b>                    |                          |                         |
| Alaska                        | 1                        |                         |
| California                    | 3                        |                         |
| Colorado                      | 1                        |                         |
| Maryland                      | 1                        |                         |
| Oklahoma                      | 1                        |                         |
| Oregon                        | 1                        |                         |
| South Carolina                | 1                        |                         |
| Washington                    | 1                        |                         |
| Wisconsin                     | 1                        |                         |
| <b>Total</b>                  | <b>11</b>                |                         |

|                |           |            |
|----------------|-----------|------------|
| Coquille – ISA | 34        | 91         |
| Coquille – OSA | 11        | 26         |
| Non-Coquille   | 0         | 0          |
| <b>Total</b>   | <b>60</b> | <b>148</b> |

#### *Participation Changes*

- ISA
  - No change.
- OSA
  - No change.

| <b>Total Units of Assistance</b>             | <i>Program Capacity</i> | <i>Households Served This Month</i> | <i>Persons Assisted This Month</i> |
|--|-------------------------|-------------------------------------|------------------------------------|
| Housing Program Units On Tribal Lands        | 63                      | 59                                  | 175                                |
| MHAP Program Units Off of Tribal Lands – ISA | 50                      | 49                                  | 122                                |
| MHAP Program Units Off of Tribal Lands – OSA | 10                      | 11                                  | 26                                 |
| <b>Total</b>                                 | <b>123</b>              | <b>119</b>                          | <b>323</b>                         |

## Waiting Lists

### New Applicants

During the month, 7 applications were completed.

#### Applicants

- **1 Coquille:** Applied for MHAP OSA; conditionally eligible due to past due utilities.
- **6 Non-Coquille:** 1 applied for EH, LR, and MHAP; eligible. 4 applied for LR and MHAP; 1 eligible for both, 1 conditionally eligible due to past due utilities, 2 filed inactive due to lack of contact. 1 applied for MHAP; eligible.

*Applicants found conditionally eligible due to outstanding utilities or amounts owed to landlords are provided guidance on becoming fully eligible. When documentation is received showing that a repayment agreement is in place or a balance has been cleared, the applicant is placed on the waiting list.*

#### Low Rent

|                       |           |
|-----------------------|-----------|
| Coquille families     | 0         |
| CLUSI families        | 1         |
| Other Native families | 17        |
| <b>Total</b>          | <b>18</b> |

#### Emergency Housing

|                       |          |
|-----------------------|----------|
| Coquille families     | 0        |
| CLUSI families        | 0        |
| Other Native families | 0        |
| <b>Total</b>          | <b>0</b> |

#### MHAP

|                         |           |
|-------------------------|-----------|
| Coquille families - ISA | 0         |
| Coquille families - OSA | 1         |
| CLUSI families          | 1         |
| Other Native families   | 24        |
| <b>Total</b>            | <b>26</b> |

Of the 26 unduplicated families on the new applicant waiting list; 1 is Coquille.

### Transfers

7 current participants have requested and been approved for transfer to a different program or unit.

#### Different Program

- 1 Coquille: MHAP 1-bedroom to LR 1-bedroom
- 1 Coquille: MHAP 2-bedroom to LR 2-bedroom
- 1 Coquille: LR 3-bedroom to MHAP 3-bedroom
- 1 Non-Coquille: MHAP 1-bedroom to LR 1-bedroom
- 2 Non-Coquille: MHAP 3-bedroom to LR 3-bedroom
- 1 Non-Coquille: MHAP 4-bedroom to LR 4-bedroom

#### Different Unit

- None

### **Other Activities**

- Continued work with Tribal Attorney to enable PRL applicant to use VA Native American Direct Loan program.
- Continued assisting 2 Coquille families with transition from LR to HomeGO.
- Staffed housing information booth at Winter Gathering.

## FY 2019 Coquille Applicant Summary

### Low Rent

|                                |          |
|--------------------------------|----------|
| Eligible                       | 1        |
| Conditionally eligible         | 1        |
| 1 Debts to landlords/utilities |          |
| Ineligible                     | 1        |
| - Over income                  |          |
| - Criminal background          |          |
| 1 Habits and practices         |          |
| Unable to contact              | -        |
| <b>Total</b>                   | <b>3</b> |

### MHAP – ISA

|                                |          |
|--------------------------------|----------|
| Eligible                       | 4        |
| Conditionally eligible         | 2        |
| 2 Debts to landlords/utilities |          |
| Ineligible                     | -        |
| - Over income                  |          |
| - Other                        |          |
| Unable to contact              | 6        |
| <b>Total</b>                   | <b>-</b> |

### Emergency Housing

|                                |          |
|--------------------------------|----------|
| Eligible                       | -        |
| Conditionally eligible         | -        |
| - Debts to landlords/utilities |          |
| Ineligible                     | -        |
| - Over income                  |          |
| - Criminal background          |          |
| - Habits and practices         |          |
| Unable to contact              | -        |
| <b>Total</b>                   | <b>-</b> |

### MHAP – OSA

|                                |          |
|--------------------------------|----------|
| Eligible                       | 1        |
| Conditionally eligible         | 1        |
| 1 Debts to landlords/utilities |          |
| Ineligible                     | -        |
| - Over income                  |          |
| - Other                        |          |
| Unable to contact              | -        |
| <b>Total</b>                   | <b>2</b> |

Of the 8 unduplicated families who have applied year to date, 5 were eligible for one or more programs and 3 were conditionally eligible. None were ineligible.