

Coquille Indian Housing Authority
FY 2019 Annual Performance Report (APR)
 Board and Tribal Council Presentation Notes
 December 12, 2019

FY 2019 Total Expended \$1,661,564

FY 2018 \$2,290,195 • FY 2017 \$2,637,194

Operations – \$671,539
1937 Housing Act Units

FY 2018 \$616,210 • FY 2017 \$533,032

- 57 1937 Housing Act units and community facilities
- 9 turnovers (5-year average 14)
- Front yard makeover
- Reconfiguration of Resident Storage Lot
- Elders House

Operations – \$22,278
NAHASDA Units

FY 2018 \$27,020 • FY 2017 \$12,345

- 6 NAHASDA units and community facilities

Conversion from Low Rent (LR) to HomeGO (HG) \$1,510

FY 2018 \$10,094 • FY 2017 \$12,912

- 1 family completed homebuyer counseling and began transition
- 1 family began homebuyer counseling

Housing Services \$12,294

FY 2018 \$16,501 • FY 2017 \$15,044

- Assisted 2 families with LR to HG process
- Assisted 1 family with HUD Section 184 loan process
- KRA meetings and activities
- Outreach at Tribal events
- Compliance incentives (holiday credits) – Tier 1: 86%, Tier 2: 5.5%, and Tier 3: 5.5%, Tier 4: 1%, Tier 5: 2%

Tenant-Based Rental Assistance (MHAP) \$369,550

FY 2018 \$328,647 • FY 2017 \$273,256

- 64 slots (40 HUD + 24 CIT)
- Average cost (as of 11/30/19)
 - ISA – \$6,564
 - OSA – \$7,848

Housing Management \$239,903

FY 2018 \$253,716 • FY 2017 \$228,998

- 50 LR + 13 HG + 64 MHAP = 127 total units of assistance
- Processing applications
- Maintaining waiting lists
- Annual recertifications and inspections
- CFD and CSD PILOT
- Portion of facilities and supplies

Crime Prevention and Safety \$30,000

FY 2018 \$30,000 • FY 2017 \$30,000

- Paid to CIT for above baseline services
- Passed through to CCSO

Planning and Admin (13%) \$212,974

FY 2018 \$205,467 9% • FY 2017 \$201,883 8%

- Capped at 20% of current period grant amount
- General administration
- Board of Commissioners
- Reporting
- Portion of facilities and supplies

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PMOSF Loan Repayment \$101,516

Bond

- o Banner Bank
- o Amount \$1,002,500
- o Interest Rate 3.89%
- o First Payment 7/3/17
- o Monthly payment \$6,047
- o Balance \$925,221, 9/30/19

Loan

- o CIT EDRLF
- o Amount \$500,000
- o Interest Rate 1.5%
- o First Payment 2/15/18
- o Monthly payment \$2,413
- o Balance \$463,818, 9/30/19

FY 2019 Summary

- o **93% occupancy rate, 150-day average turnaround time – including 1 EH unit**
 - o 5-year average 92% occupancy rate, 108-day turnaround time
 - o Emphasis on preventative maintenance during period
 - o Extensive prep for reoccupancy on some turnovers (3 awaiting IHBG-CG)
- o **100% utilization rate of MHAP program**
 - o 5-year average 98%
- o **Private Residential Leasing Program**
 - o 2 lots awarded pending development
 - o PILOT \$94 (FY18: \$94, FY17: \$94, FY16: \$93, FY15: \$93)

- o **64 applications screened**
 - o 5-year average 68
 - o 33 Coquille
 - o 24 eligible
 - o 7 conditional eligibility
 - o 2 filed inactive – unable to contact
 - o Waiting list at year end
 - o Low Rent – 2 Coquille, 17 non-Coquille
 - o MHAP ISA – 8 Coquille, 20 non-Coquille
 - o MHAP OSA – 1 Coquille
 - o Unduplicated – 9 Coquille, 20 non-Coquille

Carryover \$108,664

- o IHBG \$29,990
- o CIT MHAP \$78,674

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FY 2020 Outlook

o **IHBG**

- o FY 1999 \$1,080,217
- o FY 2019 \$1,087,565 (+1%)
- o FY 1999 \$1.00 = FY 2019 \$0.65

o **Activities**

- o 2 LR to HG conversion
- o 1 front yard makeover
- o First-time homebuyer assistance program development
- o Market rate rental program development

o **IHBG Competitive**

o IHBG Competitive	\$1,274,985
IHBG	25,000
Non-Program	<u>400,000</u>
Total	\$1,699,985

- o 3 units of rehab – 3-bed, 2-bath, all single-family (2020)
- o 3 units of construction – 2-bed, 2-bath, 1 duplex and 1 single-family (2021)
- o National median income limits

o **FY 2019/2020 ICDBG**

- o \$750,000 ceiling
- o No match or leverage required
- o Area median income limits
- o Elders independent living facility
- o Dalalea Court tiny homes
- o Housing First model program