



# IHA BOARD REPORT

## Resident Services

September 2020

### 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              | 13                  | 2             | 45           |
| Emergency        | 1               | -                   | -             | 1            |
| HomeGO           | 15              | N/A                 | N/A           | 15           |
| IHBG-CG Rehab    | 3               | N/A                 | N/A           | 3            |
| Non-Residential  | 3               | N/A                 | N/A           | 3            |
| Non-Program:     |                 |                     |               |              |
| Private Purchase | 29              | N/A                 | N/A           | 29           |
| <b>Total</b>     | <b>81</b>       | <b>13</b>           | <b>2</b>      | <b>96</b>    |

#### *Properties*

#### *Population*

| <u>Unit Type</u>   | <u>Units</u> | <u>Buildings</u> |              |              |
|--------------------|--------------|------------------|--------------|--------------|
|                    |              |                  | Coquille     | Non-Coquille |
| Single Family:     |              |                  |              |              |
| Rental             | 27           | 27               |              |              |
| Homebuyer          | 15           | 15               |              |              |
| Non-Residential    | 3            | 3                |              |              |
| Private Purchase   | 29           | 29               |              |              |
| Multi-Family:      |              |                  |              |              |
| Rental – Duplex    | 10           | 5                | Coquille     | 131          |
| Rental – Four-plex | 12           | 3                | Non-Coquille | 43           |
| <b>Total</b>       | <b>96</b>    | <b>82</b>        | <b>Total</b> | <b>174</b>   |

#### *Persons Assisted*

## *Status of Housing Changes*

### Rental

- 704 Coquille family moved out 2/27/20; PFR revised from 4 to 6 due to termite damage discovered 4/29/20; holding for potential wildfire displacement  
PFR: 6 | RFO: 9/16/20 | Status: ready for occupancy
- 2624 Non-Coquille family moved out 3/3/20; RFO changed from 10/2/20 to 10/30/20 due to supplier shortages  
PFR: 8 | RFO: 10/30/20 | Status: in progress

### Emergency

- 2646D Coquille family moved in 7/20/20; 30-day extension approved 8/20/20; final 30-day extension approved 9/21/20

## *Compliance*

### Payments

|                       |    |
|-----------------------|----|
| Paid in full, on time | 73 |
| Paid in-full, late    | 4  |
| Paid partial, on time | 4  |
| Paid partial, late    | 3  |
| Did not pay           | 4  |

### Notices

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

### Payback Agreements in Progress

|   |   |
|---|---|
| Past due, damage repair, vacated owing      | 4 |
| Initial deposit, home improvement or repair | 1 |

### Inspections

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

### Annual Recertifications

|                  |   |
|------------------|---|
| Returned on time | 1 |
| Returned late    | 0 |
| Did not return   | 1 |

### 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 |

### Legal Actions

|            |   |
|------------|---|
| Eviction   | 0 |
| Collection | 0 |
| Fraud      | 0 |
| Trespass   | 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>            |                          |                         |
| Coquille – ISA                |                          | Coquille – ISA          |
| Charleston 1                  | Active 38                | Active 108              |
| Coos Bay 20                   | Pending 6                | Pending 9               |
| Myrtle Point 1                |                          |                         |
| North Bend 13                 | Coquille – OSA           | Coquille – OSA          |
| Powers 1                      | Active 12                | Active 26               |
| <b>Total 36</b>               | Pending 1                | Pending 2               |
| <b>Curry County</b>           |                          |                         |
| Gold Beach 1                  | Non-Coquille             | Non-Coquille            |
| <b>Total 1</b>                | Active 12                | Active 33               |
| <b>Douglas County</b>         |                          |                         |
| Myrtle Creek 1                | Pending 0                | Pending 0               |
| Roseburg 1                    |                          |                         |
| <b>Total 2</b>                | <b>Total 69</b>          | <b>Total 178</b>        |
| <b>Jackson County</b>         |                          |                         |
| Central Point 1               |                          |                         |
| Medford 4                     |                          |                         |
| Phoenix 1                     |                          |                         |
| Prospect 1                    |                          |                         |
| White City 1                  |                          |                         |
| <b>Total 8</b>                |                          |                         |
| <b>Lane County</b>            |                          |                         |
| Eugene 2                      |                          |                         |
| Springfield 1                 |                          |                         |
| <b>Total 3</b>                |                          |                         |
| <b>OSA</b>                    |                          |                         |
| Alaska 1                      |                          |                         |
| California 2                  |                          |                         |
| Maryland 1                    |                          |                         |
| Oklahoma 1                    |                          |                         |
| Oregon 5                      |                          |                         |
| Washington 1                  |                          |                         |
| Wisconsin 1                   |                          |                         |
| <b>Total 12</b>               |                          |                         |

### *Participation Changes*

- ISA
  - 1 Non-Coquille discontinued participation, moved out of area
  - 1 Coquille issued DOP
- OSA
  - 1 Coquille discontinued participation, purchased a home

| <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        | 61                      | 59                                  | 174                                |
| MHAP Program Units Off of Tribal Lands – ISA | 50                      | 56                                  | 150                                |
| MHAP Program Units Off of Tribal Lands – OSA | 14                      | 13                                  | 28                                 |
| <b>Total</b>                                 | <b>125</b>              | <b>128</b>                          | <b>352</b>                         |

## Waiting Lists

### New Applicants

During the month, 2 applications were completed.

#### Applicants

- **2 Coquille:** 1 applied for MHAP; eligible. 1 applied for OSA MHAP, ineligible, over income.

*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 | 8        |
| <b>Total</b>          | <b>9</b> |

#### Emergency Housing

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

#### MHAP

|                         |           |
|-------------------------|-----------|
| Coquille families - ISA | 1         |
| Coquille families - OSA | 0         |
| CLUSI families          | 2         |
| Other Native families   | 13        |
| <b>Total</b>            | <b>16</b> |

Of the 16 unduplicated families on the new applicant waiting list; 1 is Coquille.

### Transfers

8 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 Non-Coquille: LR 2-bedroom to MHAP 2-bedroom
- 2 Non-Coquille: MHAP 3-bedroom to LR 3-bedroom

#### Different Unit

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

#### Other Activities

- Assisted Maintenance with prep for reoccupancy tasks (mostly painting and removing flooring) and groundskeeping

## FY 2020 Coquille Applicant Summary

### Low Rent

|                                |           |
|--------------------------------|-----------|
| Eligible                       | 7         |
| Conditionally eligible         | 1         |
| 1 Debts to landlords/utilities |           |
| Ineligible                     | 3         |
| 1 Over income                  |           |
| - Criminal background          |           |
| 2 Habits and practices         |           |
| Unable to contact              | -         |
| <b>Total</b>                   | <b>11</b> |

### MHAP – ISA

|                                |           |
|--------------------------------|-----------|
| Eligible                       | 8         |
| Conditionally eligible         | 2         |
| 2 Debts to landlords/utilities |           |
| Ineligible                     | 1         |
| 1 Over income                  |           |
| - Other                        |           |
| Unable to contact              | -         |
| <b>Total</b>                   | <b>11</b> |

### Emergency Housing

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

### MHAP – OSA

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

Of the 16 unduplicated families who have applied year to date, 11 were eligible for one or more programs, 3 were conditionally eligible, and 2 were ineligible, over income.