



2019 McMinnville Manufactured Home Housing Rehabilitation Project Summary



Thank you to Council

On behalf of the Yamhill County Affordable Housing Corporation (YCAHC) and the Housing Authority of Yamhill County (HAYC) we'd like to thank the Council for partnering with us on the 2019 Housing Rehabilitation Community Development Block Grant (CDBG).

Recap of the Grant

- ▶ In this area, the majority of owners of manufactured homes in parks are **senior** or **disabled**, or families with small **children**.
- ▶ Most of these residents have **very low-incomes** and **no resources** to make critical repairs to their homes.
- ▶ Back in 2013 the state recognized this need and started **allowing** CDBG funds to be used to provide **grants** to owners of manufactured homes in parks.
- ▶ The Housing Authority worked with the City of McMinnville to **apply** for funding for a 2019 Manufactured Home Grant program.
- ▶ The city was **awarded** \$500,000 in December of 2019.
- ▶ The **goal** was to assist at least **55** low-income households, **100** individuals with critical repair items on their homes in order to sustain healthy and safe housing.

Who Did the Project Help?

We were able to rehabilitate **39** homes, and a total of **69** people benefited from the project.

- ❖ 33 of these homes (**84%**) were owned by **elderly** residents
- ❖ 22 of the households (**56%**) had **disabled** occupants
- ❖ 7 of the households (**17%**) had dependent **children**
- ❖ **40%** of the Households had **extremely low-income**, **35%** very low, and **25%** low-income.

Some Participants



Repair Items

GRANT FUNDS
WERE USED TO
REPAIR
IMMEDIATE
HEALTH AND
SAFETY ITEMS.

Let it Rain!

13 leaking roofs were replaced.

Before



After



Roofs cont...

Before



After



Roofs cont...

Before



After



Porches and Ramps

13 porches and **3** wheel chair ramps were built



Porches and ramps cont...

Before



After



Porches and ramps cont...

Before



After



Heating Systems

6 Heating and cooling systems were replaced.



7 Showers were replaced, 4 for necessary modifications



Before



Before



After



After

Plumbing

16 homes had leaking plumbing or fixtures repaired or replaced, including pipes, faucets, toilets, and water heaters.

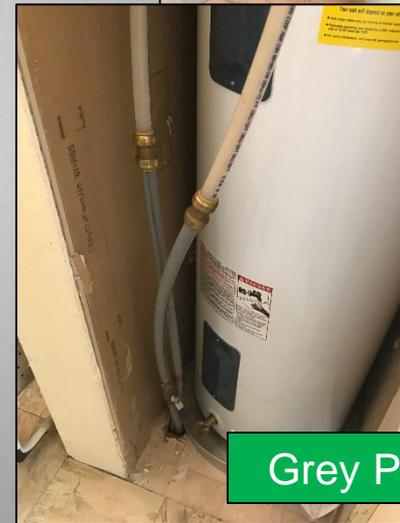


Leaking Toilet & Water Damage



Toilet & Floor After

Leaking Grey Pipe



Grey Pipe

Water Damage



- ❖ **32** homes had serious water damage, dry rot, and mold that was remediated.
- ❖ In addition, **4** homes needed adequate **ventilation** systems installed to eliminate moisture problems.

Water Damage Photos



Windows and Doors

18 homes had broken or defective windows and doors replaced.



Seeping Windows.
Dry Rot & Mildew
Throughout.



New Windows, Mildew
Abatement, Dry Rot
Repairs

Windows and Doors Cont...



Flooring

10 Homes had damaged flooring replaced.



Ongoing Need to Sustain or Replace

- ▶ Some may question the **logic** in investing money to repair some of these manufactured homes with little or no market value.
- ▶ The **true value** in providing this assistance is keeping this very vulnerable population safely housed until a more sustainable form of affordable housing is developed.
- ▶ Most simply cannot afford **market rents**.

Household Income of Families Served

The Average Household size was two

<p>40% Extremely Low</p> <p>2 Person HH</p> <p>\$23,200</p> <p>Or less per year</p>	<p>35% Very Low</p> <p>2 Person HH</p> <p>\$38,700</p> <p>Or less per year</p>	<p>25% Low</p> <p>2 Person HH</p> <p>\$61,900</p> <p>Or less per year</p>
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What is Affordable Rent?



HUD defines affordable rent as when:

“...occupants are paying no more than **30 percent** of their income for gross housing costs, including utilities.”

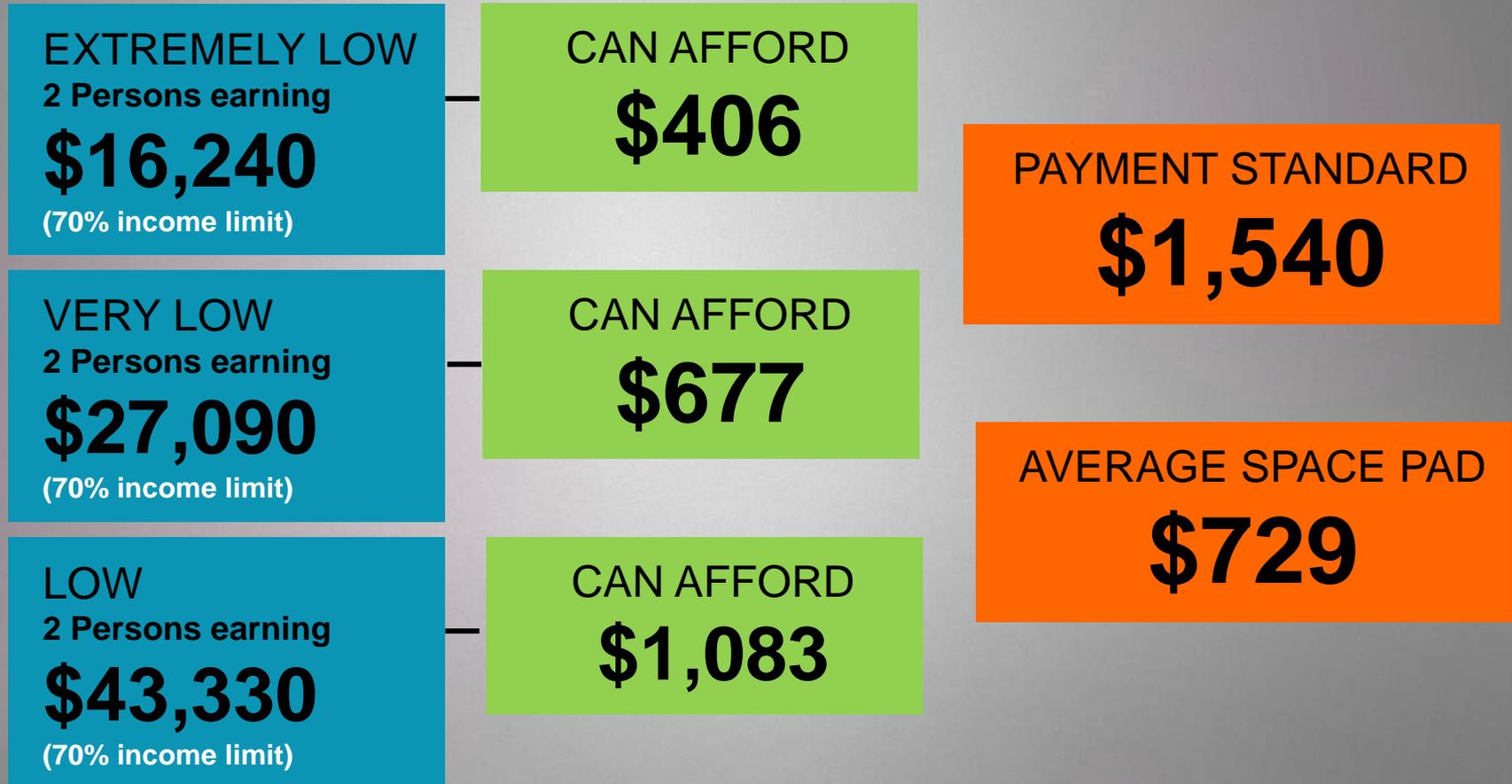
Area Housing Costs



HAYC Voucher Payment Standards are a good **indicator** of housing costs in our area and are used as an example in the following slide.

The Disparity

Affordable rent for a low-income two person household vs the actual cost of rents.



Disparity Continued...

- ▶ As the previous slide reflects, there is a very large **gap** between what is actually affordable for these low-income residents, and what is actually available to rent in our community.
- ▶ This is a critical issue that calls for more **solutions**, and most importantly, housing units that are available to the very low-income that is subsidized and based on income.

What We Are Doing?

- ▶ The Housing Authority of Yamhill County continues to explore **new**, innovative ideas in the arena of affordable housing.
- ▶ We will continue to **partner** with our local governments and agencies to research and develop more affordable housing options.
- ▶ Finally, we will continue our work to help **stabilize** these low and extremely low-income families until more permanent affordable housing solutions can be found.

Thank You!

We would like to thank the Mayor **Scott Hill**, and the **Council** again for supporting this project. We would also like to thank the following city officials for their participation:

- **Heather Richards**, Planning Director and project certifying officer
- **Marcia Baragary and Jennifer Cuellar**, Finance Directors
- Building officials **Stuart Ramsing, Katie Land, Rob Reygers**
- And, **all other staff** that assisted with the project



Darby
The Cutest Participant