

# CDBG Housing Rehabilitation – Partnership with Housing Authority



HOUSING AUTHORITY OF YAMHILL COUNTY



**City of  
McMinnville**

# 2024 MCMINNVILLE CDBG HOUSING REHAB PROGRAM

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- ❖ **Partnership with Yamhill County Affordable Housing Corporation (Housing Authority of Yamhill County)**
- ❖ **\$500,000 grant for helping to rehabilitate housing for low and moderate-income households. (Critical repairs for livability)**
- ❖ **Ongoing successful program**
  - **Yamhill County Housing Rehabilitation Program has helped low-income homeowners since 1980.**
  - **Utilized CDBG funds since 2016 –**
    - **2016 – Newberg**
    - **2019 – McMinnville**
    - **2021 – Newberg**
    - **2024 – McMinnville**



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**Manufactured  
Homes**



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Manufactured  
Homes



All housing  
types



# 2019 MCMINNVILLE CDBG HOUSING REHAB PROGRAM

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- ❖ **Awarded \$500,000**
- ❖ **Goal to assist 55 low-income households and 100 individuals with critical repair items on their homes in order to sustain healthy and safe housing.**

**Final Results: Due to costs of repairs -**

**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.**



# Types of Projects

# Roof Repair

**13** leaking roofs were replaced.

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Before



After



# Porches and Ramps

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

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Before



After





# Heating Systems

6 Heating and cooling systems were replaced.

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# 7 Showers were replaced, 4 for necessary modifications

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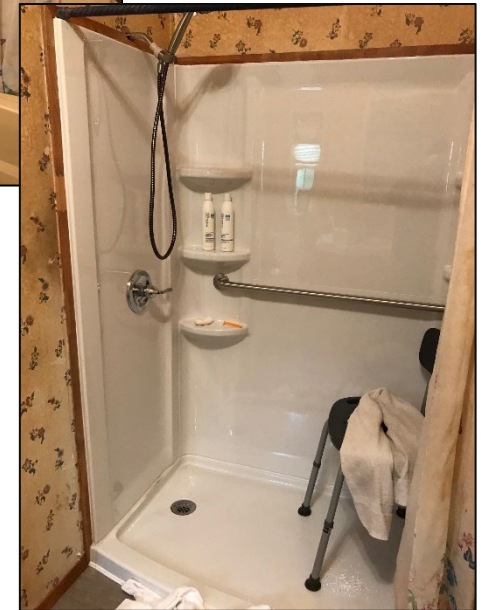
Before



Before



After



After

# Plumbing

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

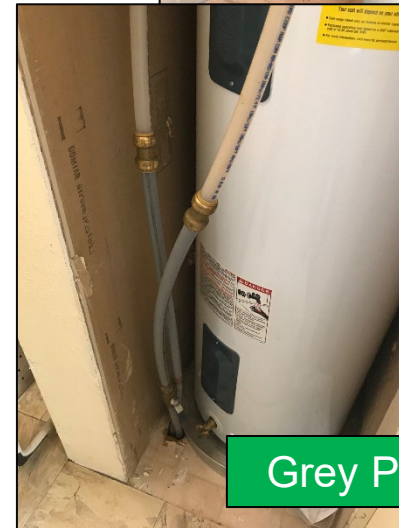


Leaking Toilet & Water Damage



Toilet & Floor After

Leaking Grey Pipe



Grey Pipe

# Water Damage

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- ❖ **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

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# Windows and Doors

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**18** homes had broken or defective windows and doors replaced.



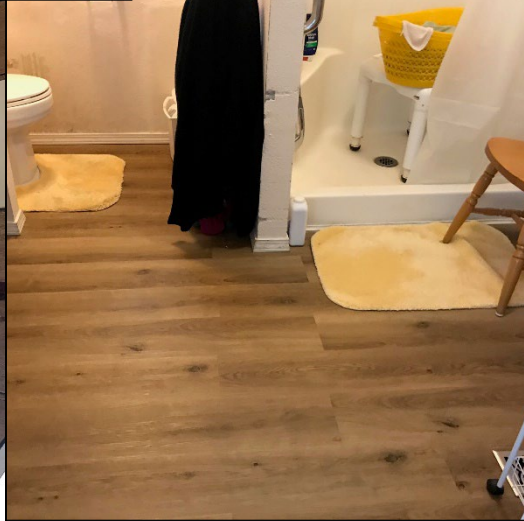
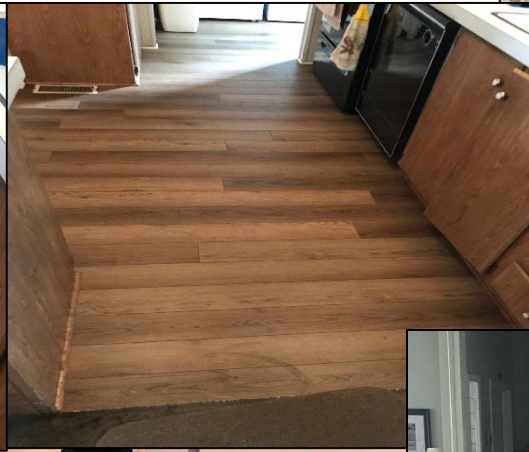
Seeping Windows.  
Dry Rot & Mildew  
Throughout.



New Windows, Mildew  
Abatement, Dry Rot  
Repairs

# Flooring

**10** Homes had damaged flooring replaced.



# Keeping People in Their Homes

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- 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

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The Average Household size was two



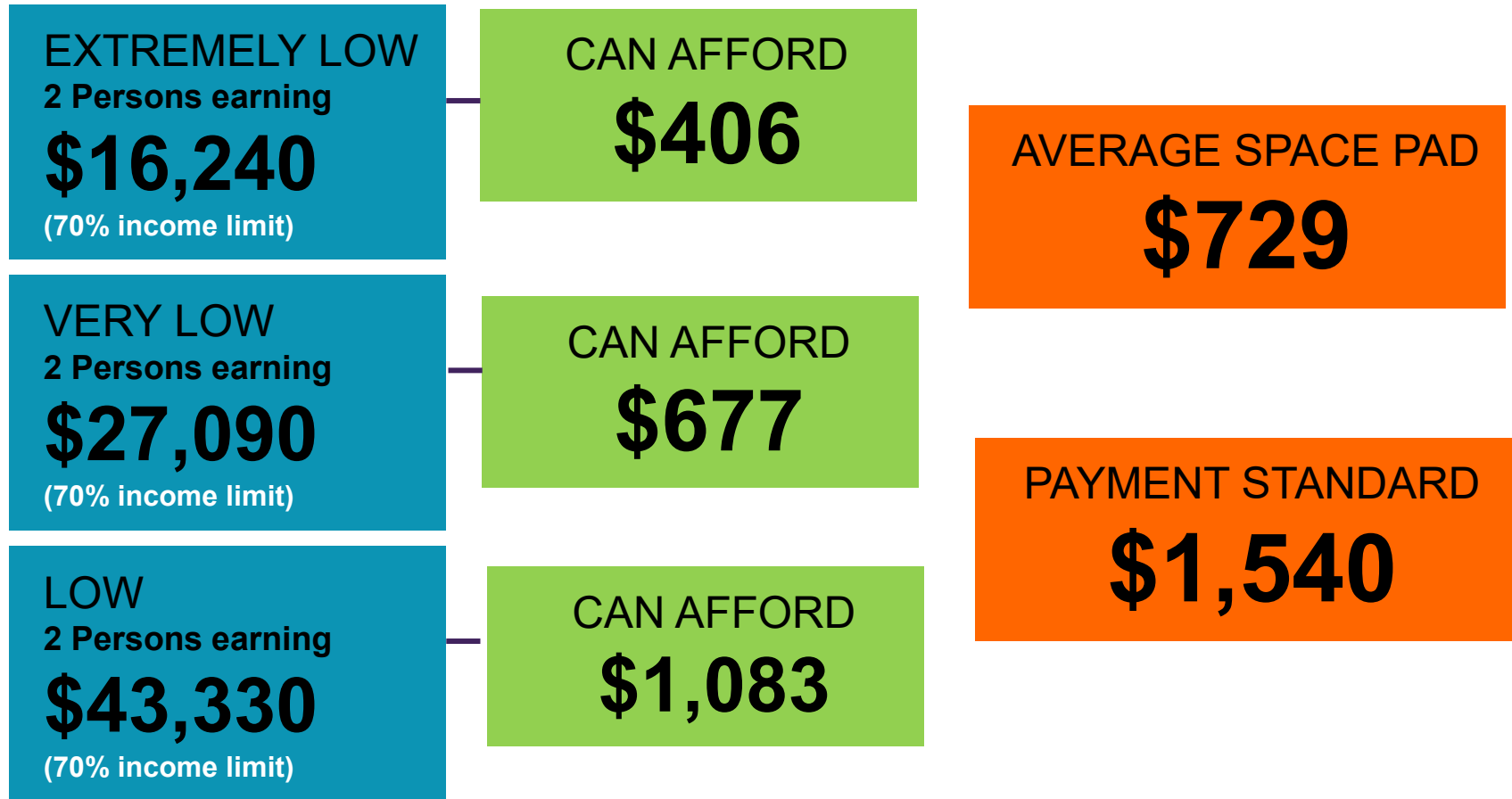
# Area Housing Costs

HUD defines affordable rent as when: "...occupants are paying no more than **30 percent** of their income for gross housing costs, including utilities."



# The Disparity

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



# What We Are Doing?

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



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- ❖ **Ask = \$500,000**
- ❖ **Open it up to all housing types.**
- ❖ **123 households on a waiting list for the program.**
- ❖ **Project Focus – Immediate health, safety and accessibility issues**
- ❖ **January 23, 2024 City Council Meeting**
  - **Public Hearing**
  - **Appoint Heather Richards as Certifying Officer**



# QUESTIONS?

