



Housing Authority

FY23-24 BUDGET PRESENTATION



2023 Major Accomplishments

AREA	DESCRIPTION
Affordable Housing Development	<p>Metro Bond fund administration, which allows us to collaborate with developers to increase affordable housing in the County. This collaboration has been highly successfully with 562 New units of affordable housing entering into construction in our County:</p> <p>Good Shepherd Village in Happy Valley 143 units - Construction Started: March 2022 completion estimated Sept 2023. This project is currently tracking over 30% MWESB contractor participation and nearly 15% of all contracts are with Clackamas County-based firms. This is our first project to utilize LCP Tracker to track labor and workforce participation.</p> <p>Fuller Road Station in Happy Valley 100 units - Construction Ended: September 2022 – in operation. The building is 100% leased and 93% occupied.</p> <p>Tukwila Springs in Gladstone 48 units of PSH - Construction Ended: June 2022 – in operation.</p> <p>Maple Apartments in Oregon City 171 units - Construction Started: June 2022. Construction completion is expected in phases with the first units slated for occupancy starting this summer.</p> <ul style="list-style-type: none"> • Q3 2023 (3 buildings – 45 units + community building) • Q4 2023 (3 buildings – 81 units) • Q1 2024 (3 buildings – 45 units) <p>The project is currently tracking at 34.2% MWESB contractor participation and 37.2% of total labor hours worked by persons of color and 13.6% by apprentices.</p> <p>Marylhurst Commons, Lake Oswego - 100 units – in construction and 25% complete. Temporary Certificate of Occupancy expected April 2024.</p>
Supportive Housing Services	<p>The Housing Authority has successfully administered the Regional Long-Term Rent Assistance Program (RLRA): Since November 2021, the RLRA program has successfully housed 456 homeless individuals (291 households) and is projecting to house 597 individuals (381 households) by end of the current Fiscal Year (FY) 22-23. For FY 23-24, the RLRA program is projecting to increase the number of housed individuals to 1,161 (741 households).</p>
Awarded more federal rental assistance vouchers	<p>Housing Authority of Clackamas County (HACC) was awarded several new vouchers:</p> <p>30 Mainstream Vouchers for Nonelderly & Disabled families</p> <p>16 Fair Share Vouchers</p>

Performance Clackamas

Results Measures

Line of Business/Program	Results Measure	FY 20-21 Actual	FY 21-22 Actual	FY 22-23 Actual (as of 3/2023)	FY 23-24 Target
Housing Authority	% of households maintain stable housing for at least 24 months	99%	99.5%	92%	90%
	By 2025, 1,500 Affordable Housing units will be <i>Totals</i> developed	1297	1307	1381	1508
	Pre-Developed	861	823	425	277
	Under construction	200	248	473	275
	Completed Units	236	236	483	956

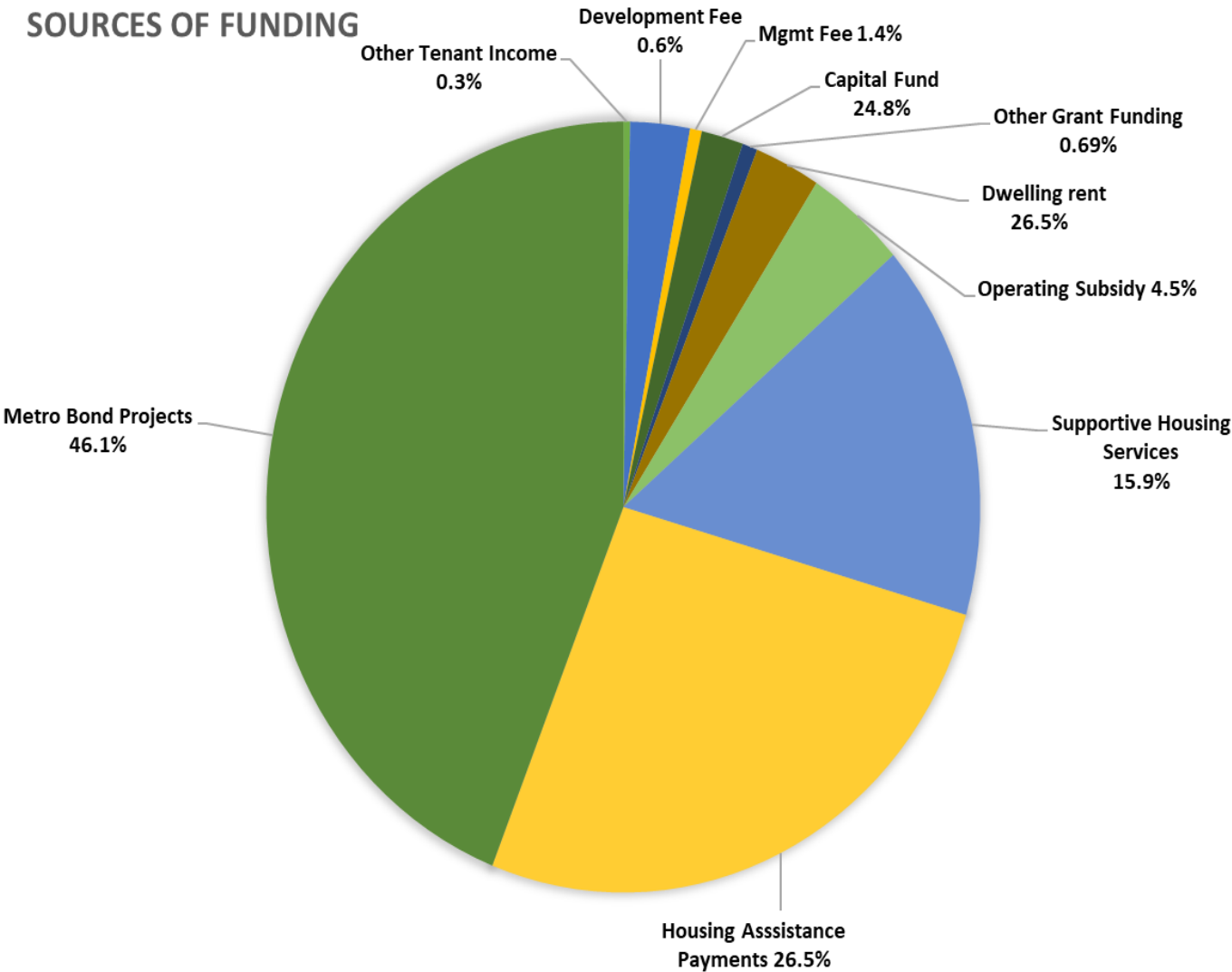
Significant Policy and/or Financial Issues

DESCRIPTION	IMPACT
Moving to Work (MTW Status)	MTW allows HACC to look at HUD Waivers to align housing policies and practices to uniquely fit Clackamas County housing objectives and allows us to have more flexibility with federal funds received. Including using funds to cover operating costs not fully covered by administrative fees.
Regional Long Term Rental Assistance (RLRA)	Funding levels are coming in at projected levels and anticipate fully leasing within the next 3 years the Metro goal of homeless families.
Metro Bond Proceeds	Anticipate fully obligating the Bond proceeds within the next 3 years and fulfilling affordable housing goals within the next 5 years.

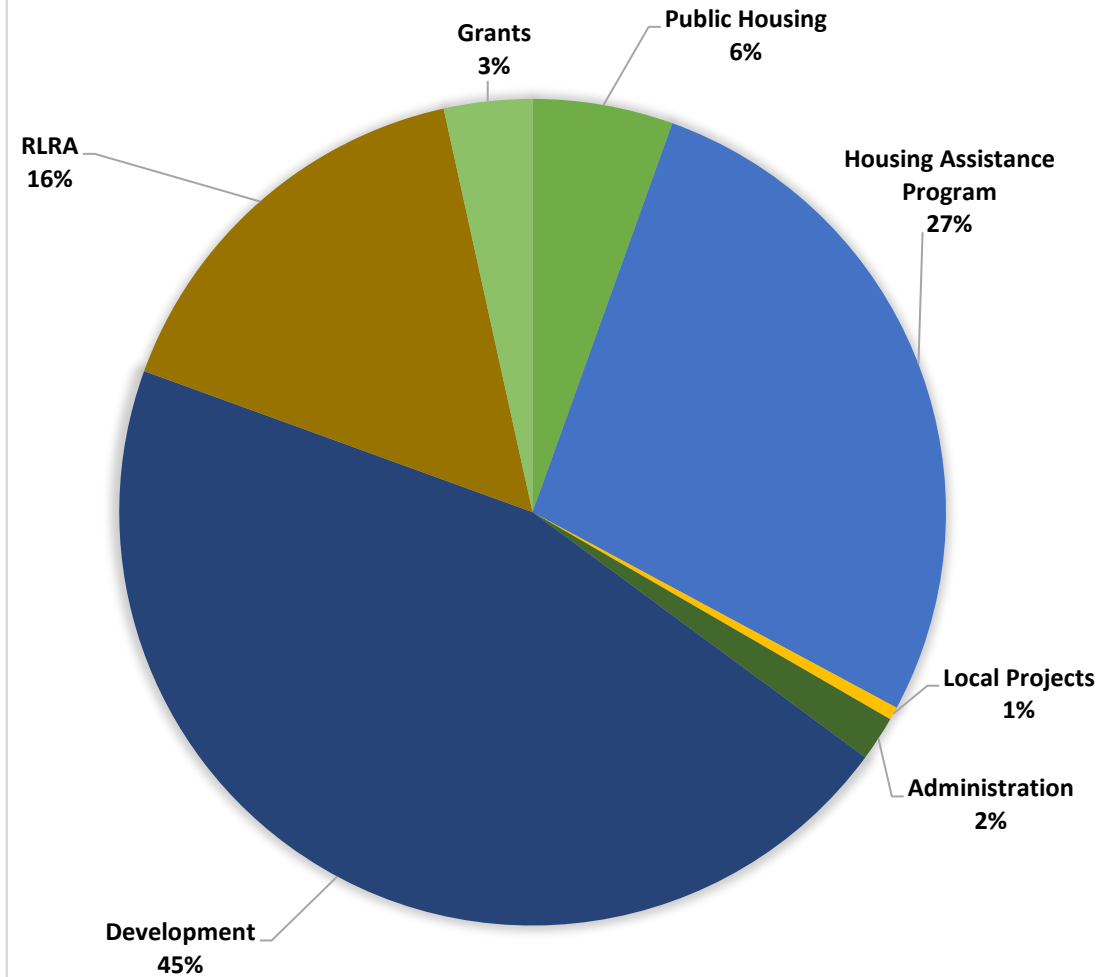
	FY 20-21 Actual	FY 21-22 Budget	FY 22-23 Budget	FY 23-24 Proposed Budget	Chg from Prior Yr Budget	% Chg from Prior Yr Budget
Dwelling rent	2,611,629	2,034,452	2,457,520	2,861,903	404,384	16.5%
Operating subsidy	3,546,506	3,630,000	3,943,655	3,960,426	16,771	0.4%
Housing assistance payments	18,245,085	19,206,368	22,469,045	23,036,532	567,487	2.5%
Mgmt. fees	-	-	-	467,625	467,625	0.0%
Interest income	74,225	500	500	500	-	0.0%
County/PLP funds	-	150,000	-	-	-	0.0%
Grant revenue	4,132,605	1,735,327	1,752,947	2,248,811	495,864	28.3%
Metro Bond Funds	-	34,233,000	34,872,213	38,306,351	3,434,138	9.8%
Long Term Rental Assistance Prog (RLRA)	-	10,000,000	1,282,020	13,808,030	12,526,010	977.1%
Other/In-kind	10,465,267	3,715,830	3,113,074	2,342,522	(770,552)	-24.8%
Revenues	39,075,317	74,705,477	69,890,974	87,032,700	17,141,726	
Total Revenue	39,075,317	74,705,477	69,890,974	87,032,700	17,141,726	24.5%
Personnel Services	5,302,697	6,196,335	7,625,470	7,442,668	(182,802)	-2.4%
Materials & Services	6,182,578	4,244,695	3,257,495	3,010,316	(247,180)	-7.6%
Housing assistance payments	17,795,330	19,206,368	22,469,045	22,436,532	(32,513)	-0.1%
Depreciation/Cap. Ex.	719,385	1,200,605	1,200,605	1,507,638	307,033	25.6%
Expenditures	29,999,990	30,848,002	34,552,615	34,397,153	(155,462)	12.0%
Debt Service	-	13,700	13,100	13,100	-	0.0%
Long Term Rental Assistance Prog (RLRA)	-	9,254,403	453,045	13,925,914	13,472,869	2973.8%
Metro Bond	-	34,233,000	34,872,213	38,294,833	3,422,620	9.8%
Grant expense - Local	6,045	-	-	127,186	127,186	0.0%
Extraordinary expense	(18,488)	-	-	-	-	0.0%
Contingency	-	356,372	-	274,514	274,514	0.0%
Total Exp - Including Other Categories	29,987,547	74,705,477	69,890,973	87,032,700	17,141,727	24.5%

2023/24 Revenue and Expenses

SOURCES OF FUNDING



EXPENSES



End of Presentation

Thank you

Housing Authority of Clackamas County



Fiscal Year 2023-2024

Budget Report

Description of Component Unit

The Housing Authority of Clackamas County (HACC) is a municipal corporation established under Oregon Revised Statutes Chapter (ORS) 456 to provide low-cost housing to individuals meeting criteria established by the U.S. Department of Housing and Urban Development (HUD) and now also serves Metro Supportive Housing Services (SHS) population and follows Metro Affordable Housing Bond requirements. HACC, under the criteria of the Government Accounting Standards Board (GASB), is considered a blended component unit of the Health Housing and Human Services Department of Clackamas County. The Housing authority governing Board is made up of all five Clackamas County Commissioners with the addition of a Resident Commissioner.

The Housing Authority provides and develops affordable and safe housing for our low-income neighbors in Clackamas County by administering HUD funded programs that include owning and managing a portfolio of Public Housing and additional affordable housing totaling approximately 1,021 units. The agency also administers the HUD funded Housing Choice Voucher program of over 2,000 vouchers and up to 1200 SHS funded rent assistance. The majority of the people we serve are extremely low income, disabled and elderly, and many of them were previously homeless. As the housing crisis continues to grow more of the people we serve are transitioning out of homelessness and have complex behavioral and physical health needs requiring housing aligned with appropriate services to ensure they remain housed and supported.

Revenue Summary

Total budgeted revenue for HACC operations is \$87,032,700 including Federal, Metro and local funds. Funds from the Metro Bond and Metro Supportive Housing Measure account for \$53,169,703 of budgeted revenue.

Approximately, forty percent (40%) of HACC's revenues are Federal funds through allocations from Congress through the U.S. Department of Housing and Urban Development (HUD) in the following form:

- Public Housing Operating Subsidy for the operations of public housing.
- Capital Fund Grant for major physical repairs of public housing.
- Rental Assistance Admin Fee for the administration of the voucher program; Housing Assistance Payment for pass through rent assistance to landlords.
- Grants for Family Self-Sufficiency and Resident Services.

Expenditure Summary

Total expenditures are estimated to be \$87,032,700. The Housing Authority continues to work diligently to identify and implement opportunities to reduce program delivery costs and streamline operations in program areas where expenditures exceed revenue. Unfortunately, Admin Fees are not fully funding the costs of operating the rental assistance program and the Operating Subsidy is well below what is needed to maintain Public Housing units. The Housing Authority uses unrestricted funds from other affordable housing and developer fees to supplement the administrative overhead of these programs allocated by the County as needed.

Significant Issues & Changes

The Metro Supportive Housing Measure will continue to support the Regional Long Term Rental Assistance program as HACC provides the community and with new opportunities for housing and supportive services. The Supportive Housing Services program will continue to be administered through H3S Administrative Office in FY2024

HUD funding will continue to have an impact on HACC's budget as funding sources and operations diversify.

This coming year will be impacted with more opportunities given HACC was granted Moving to Work (MTW) status by HUD. This MTW status will allow HACC to utilize funds in a less restricted way through waivers and allow alignment of programs to meet Clackamas County's unique housing objectives.

Locating Landlords with flexible screening criteria is one of the largest barriers our participants face in locating Housing. To try and remedy this obstacle, RLRA launched the Landlord Partnership incentive program this year. The Landlord Partnership program added customizable support for Landlords who agree to enter a partnership with RLRA to either

reserve units and/or reduce screening criteria for our program participants. Currently, we have secured partnerships to reserve up to 13 units for our participants.

Unfortunately, Admin Fees are not fully funding the costs of operating the rental assistance program and the Operating Subsidy is well below what is needed to maintain Public Housing units. The Housing Authority uses unrestricted funds from other affordable housing and developer fees to supplement the administrative overhead of these programs allocated by the County as needed.

The homelessness crisis in Clackamas County is continuing. HACC, as well as H3S, is working with communities that come together and respond in creative and unprecedented ways to expand, improve and simplify access to the range of services needed to address homelessness in the Clackamas County community. During our Development phases of Projects, HACC is collaborating with community-based organizations and partners as well as improving local economic growth by awarding contracts to a large percentage of M/W/ESB firms. There is collaboration with other County and Community Partners to try to address physical and behavioral health needs as people transition out of homelessness. With these actions in place HACC / H3S are meeting goals of achieving racial equity in Homelessness services and attempting to eliminate disparate rates of homelessness on the basis of race, ethnicity and other barriers or challenges our community are facing.

Summary of Revenue & Expenditures

	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Chg from	% Chg from
	Actual	Actual	Budget	Budget	Proposed Budget	Prior Yr Budget	Prior Yr Budget
Dwelling rent	2,662,491	2,611,629	2,034,452	2,457,520	2,861,903	404,384	16.5%
Operating subsidy	2,764,117	3,546,506	3,630,000	3,943,655	3,960,426	16,771	0.4%
Housing assistance payments	16,420,233	18,245,085	19,206,368	22,469,045	23,036,532	567,487	2.5%
Mgmt. fees	-	-	-	-	467,625	467,625	0.0%
Interest income	88,422	74,225	500	500	500	-	0.0%
County/PLP funds	-	-	150,000	-	-	-	0.0%
Grant revenue	3,039,452	4,132,605	1,735,327	1,752,947	2,248,811	495,864	28.3%
Metro Bond Funds	-	-	34,233,000	34,872,213	38,306,351	3,434,138	9.8%
Long Term Rental Assistance Prog (RLRA)	-	-	10,000,000	1,282,020	13,808,030	12,526,010	977.1%
Other/In-kind	1,566,492	10,465,267	3,715,830	3,113,074	2,342,522	(770,552)	-24.8%
Revenues	26,541,207	39,075,317	74,705,477	69,890,974	87,032,700	17,141,726	
Total Revenue	26,541,207	39,075,317	74,705,477	69,890,974	87,032,700	17,141,726	24.5%
Personnel Services	4,562,934	5,302,697	6,196,335	7,625,470	7,442,668	(182,802)	-2.4%
Materials & Services	4,203,931	6,182,578	4,244,695	3,257,495	3,010,316	(247,180)	-7.6%
Housing assistance payments	15,425,227	17,795,330	19,206,368	22,469,045	22,436,532	(32,513)	-0.1%
Depreciation/Cap. Ex.	737,218	719,385	1,200,605	1,200,605	1,507,638	307,033	25.6%
Expenditures	24,929,310	29,999,990	30,848,002	34,552,615	34,397,153	(155,462)	12.0%
Debt Service	-	-	13,700	13,100	13,100	-	0.0%
Long Term Rental Assistance Prog (RLRA)	-	-	9,254,403	453,045	13,925,914	13,472,869	2973.8%
Metro Bond	-	-	34,233,000	34,872,213	38,294,833	3,422,620	9.8%
Grant expense - Local	-	6,045	-	-	127,186	127,186	0.0%
Extraordinary expense	84,018	(18,488)	-	-	-	-	0.0%
Contingency	-	-	356,372	-	274,514	274,514	0.0%
Total Exp - Including Other Categories	25,013,328	29,987,547	74,705,477	69,890,973	87,032,700	17,141,727	24.5%
Net Change in Ending Balance	1,527,879	9,087,770	-	-	-	-	
Full Time Equiv Pos (FTE) Budgeted				61.00	67.00	6.00	9.8%

Performance Narrative Statement

The purpose of the Housing Authority of Clackamas County is to provide voucher, public housing, maintenance, and resident services to low-income individuals who receive, or who have qualified to receive, assistance from the Housing Authority so they can experience stable, affordable, and quality housing.

Business/Program	Results Measure	FY 20-21 Actual	FY 21-22 Actual	FY22-23 Actual (As of 3/23)	FY 23 - 24 Target
Housing Authority	% of households maintain stable housing for at least 24 months	99%	99.5%	92%	90%
	By 2025, 1,500 Affordable Housing units will be developed Totals	1297	1307	1381	1508
	Pre-Developed	861	823	425	277
	Under Construction	200	248	473	275
	Completed Units	236	236	483	956



Housing Authority

Division Purpose Statement

The purpose of the Housing Authority of Clackamas County is to provide voucher, public housing, maintenance, affordable housing development and resident services to low-income individuals who receive, or who have qualified to receive, assistance from the Housing Authority so they can experience stable, affordable, and quality housing.

Housing Authority of Clackamas County	
Toni Karter - Interim Director	
FTE 67	
Total Request	\$ 87,032,700
General Fund - \$0	

HACC	
Toni Karter - Interim Division Director	
Total Request	
\$87,032,700	
Gen Fund	\$ -

Public Housing	
Total Request	
\$4,780,371	
Gen Fund	\$ -

Housing Vouchers	
Total Request	
\$23,805,309	
Gen Fund	\$ -

Development	
Total Request	
\$39,273,673	
Gen Fund	\$ -

Grants	
Total Request	
\$3,006,436	
Gen Fund	\$ -

Central Office	
Total Request	
\$1,798,408	
Gen Fund	\$ -

Local Projects	
Total Request	
\$442,590	
Gen Fund	\$ -

Regional Long Term Rental Assistance	
Total Request	
\$13,925,914	
Gen Fund	\$ -