



VANCOUVER
HOUSING AUTHORITY
Report to the Community
2010



Opportunities

EXECUTIVE DIRECTOR'S LETTER

Opportunities

Dear Friends,

Welcome to the Vancouver Housing Authority's 2010 Report to the Community.

As I reflect on the past year, I realize that the notion of "opportunity" has come to inspire our efforts to achieve our mission and goals.

America is known as the land of opportunity, and despite our country's current, challenging economic climate, most Americans are optimistic that brighter times lie ahead. We strive for something better. At the Vancouver Housing Authority it is our mission to create opportunities for people who seek safe, affordable, consistent housing alternatives. We know that opportunities in housing lead to a more stable foundation for families, from which they can develop their skills and talents and expand the goals they have for themselves and their family's future generations.

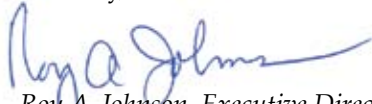
We will share some of these opportunities, and the positive change they have brought about, in the pages of this report.

It has been a challenging and rewarding year. The Vancouver Housing Authority has weathered our country's economic storm fairly well. Like all organizations, we have made sacrifices; many of our plans for providing new affordable housing have been on hold for the past few years. But we are pleased to report that financing for new developments is loosening this year and we are starting two new projects — Camas Ridge for families, and Vista Court for seniors. You will learn more about these developments in this report.

As we have always done, the VHA continues to collaborate closely with our many community partners to identify and understand the future needs for affordable housing in Clark County, and to determine how we can best address these needs. We hope that the material in this report will help to keep you apprised of our work, but also that it will inspire you to be part of the discussion about making affordable housing available to all.

We appreciate your interest and support as we put our resources to work to provide more opportunities in our community.

Sincerely,



*Roy A. Johnson, Executive Director
Vancouver Housing Authority*



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*Board of Commissioners, Vancouver Housing Authority
Left to Right: Greg Kimsey, Art D. Miles, Vice Chair, Lloyd Halverson,
Ronald K. Kawamoto, Ceci Ryan Smith, Chair. The Resident
Commissioner position is pending appointment by Mayor Leavitt.*

Introduction

In times of economic hardship, opportunities and resources seem scarce. However, growth and change occur even in the worst of times, and the Vancouver Housing Authority is working harder than ever to ensure that available resources are employed prudently to provide meaningful opportunities to our clients and our community.

This 2010 Report to the Community will introduce you to some of these opportunities—for VHA residents and others who seek housing in any of its many forms: through homeownership, rentals, subsidies to make housing affordable, and homeless shelters.

Each family and household we serve has a unique need, but regardless of the circumstances, the services we provide are focused on two complementary goals: providing the opportunity for a safe, affordable home and the opportunity for our clients to create for themselves a path to success.

In one case, opportunity takes the form of a Homeownership Voucher. The Homeownership Voucher allows qualified Section 8 Housing Choice Voucher holders to apply their subsidy toward a mortgage on a home they can own, rather than on rent.

Sharisa Hicks, pictured at right with her daughter, was the first to purchase a home under the program; she moved into her new house last June. Sharisa and other Homeowner Voucher participants develop plans to be self-sufficient within ten years of signing their agreements. In fact, Sharisa is on track to be self-sufficient much sooner.

The greatest achievement
of the human spirit is to live
up to one's opportunities
and make the most of one's
resources.

~ *Luc de Clapiers, marquis*

de Vauvenargues, French essayist



TO ENHANCE COMMUNITIES – INVESTMENTS IN THE COMMUNITY

Opportunities

People typically think of the VHA within the context of subsidized housing programs and the residents who participate in these programs, but many of the opportunities created by the VHA touch nearly every citizen in the community.

One example: New construction and ongoing maintenance of VHA properties will put approximately \$5.7 million into the local economy this year.

DEVELOPMENTS IN PROGRESS

For the past few years a lack of funding has prohibited new construction; however, this has now changed. VHA has secured funding for two new developments: Camas Ridge and Vista Court.

In August, construction began on Camas Ridge Apartments (illustrated at bottom right). Located on Prune Hill in Camas, the 51-unit development, designed to blend into the existing community, features an abundance of open space with market-rate and affordable apartments. The \$7.56 million project for families will be completed in the summer of 2011.

A significant need has emerged in Clark County for affordable housing for the elderly on fixed incomes. Vista Court, a development of independent-living apartments for seniors, will be located next to the VHA's existing Van Vista Plaza senior apartments in downtown Vancouver. Work on the 76-unit affordable senior property will begin in December. The \$16.2 million development will be completed in fall 2011.

KEEPING UP OUR INVESTMENTS – CAPITAL IMPROVEMENTS

The VHA strives to keep its properties well-maintained.

The 358-unit Fishers Mill Apartments received new siding and interior upgrades in a project completed in early summer.

Fire damage at Springbrook Village Apartments required the restoration of one of its 25 buildings this year. Work will begin soon to refurbish exteriors and other features on the rest of the 296-unit property.

A Green Initiatives project at Skyline Crest, funded with a \$1.4 million stimulus grant, will upgrade the property's HVAC and hot water systems to reduce water and energy consumption. Stimulus funds were also used to replace plumbing and roofing at Van Vista senior apartments, and to bring 15 Van Vista apartments into compliance with Americans with Disabilities Act (ADA) standards.



Opportunities

Through its Resident Services programs, the VHA takes a comprehensive approach to helping residents in subsidized housing work toward self-sufficiency. Resident Services has three programs that are either new in 2010, or recently enhanced to expand opportunities for success.

CAMPUS OF LEARNERS

This year, the Skyline Crest Low-Rent Public Housing community became a Campus of Learners, with residents newly committed to making learning a priority. At present, the Campus of Learners program is focused on youth. Families with school-age children work with the RISE & STARS Community Center to develop a family plan encouraging achievement in school. The Community Center offers tutoring, provides help to young people with homework, and provides educational opportunities. The program also includes adult learning opportunities. The goal is to help Skyline Crest residents to use educational experiences to expand their skills and knowledge as they work toward self-sufficiency.

SECTION 3 PROGRAM

Section 3 of the Housing Act of 1968 requires that HUD funding supplied to the housing authority should benefit low-income residents in as many ways as possible. With this in mind, we seek to provide multiple opportunities for VHA residents. For instance, on a construction contract, we might seek partnerships with businesses owned by low-income individuals or work with contractors to hire low-income residents for jobs or training opportunities. In 2010, the VHA has expanded its commitment to working with contractors and other local government agencies to meet their Section 3 obligations while together we extend opportunities for low-income residents.

COMMUNITY SERVICE PROGRAM

Volunteering and working in the community can help an individual to form connections with other people and learn more about their community—and about themselves. VHA now requires that all work-able individuals in a household (those over 18 and under 65, working less than 25 hours per week, and not disabled) participate in eight hours of community service or educational opportunities per month. Participants can volunteer at schools, assist elderly neighbors, take an employment readiness class, or choose a variety of other activities. The VHA holds individuals accountable and helps them find volunteer and educational activities through its Community Involvement & Employment Program. For many, this program opens up possibilities they might never before have considered.



Opportunities

FOR THOSE WHO NEED HOUSING – AFFORDABLE HOMES

All people need stable, affordable housing for the well-being of their families, and the need in our local community is great.

The VHA's subsidized housing programs provide an opportunity for better housing for as many of the most vulnerable households as possible. In Clark County, 39,139 households have an income of less than \$35,000 annually; this is approximately the amount required to afford decent, safe housing at fair market rent for a two-bedroom apartment. Resources are limited, and the VHA assists as many as it can through its subsidized housing programs for very- and extremely-low-income households.

There are 3,210 households currently on the VHA's waiting list for subsidized housing and the waiting list is closed.

LOW-RENT PUBLIC HOUSING

The VHA provides 575 units of low-rent public housing throughout Clark County. The average income for these VHA households is \$12,956, which is considered to be extremely-low-income.

SECTION 8 HOUSING CHOICE VOUCHERS

Approximately 2,600 Clark County households depend on Section 8 Housing Choice Vouchers to assist them with their rent. Vouchers provide an efficient way of assisting families, as the VHA does not have to maintain buildings. Voucher-holders can rent from any qualifying landlord, and their rent supports the local economy. Each year the VHA pays approximately \$13.7 million to landlords in the form of Housing Choice Voucher assistance for low-income tenants.

SPECIAL NEEDS HOUSING

Care for individuals with a disability or infirmity can be costly. Many of these households would not be able to survive without affordable housing. The VHA provides assisted living housing for seniors, and supported housing for chronically mentally ill individuals and others with various disabilities.

SHELTERS

The VHA's four shelters provide a place to stay for those who are homeless. Homeless families stay at Inn at the Orchards and Valley Homestead. Homeless youth find shelter at Oak Bridge Youth Shelter. Women and children experiencing domestic violence find respite at Safechoice Domestic Violence Shelter.



Opportunities

TELL OUR STORY—DISCUSSING HOUSING ISSUES WITH THE PUBLIC

The VHA has a responsibility to tell others about the plight of those who lack affordable housing, as well as the work that we and our community partners do to provide it. In the past year, the VHA was presented with a unique opportunity to talk about these issues, in the form of a television program.

HOUSING MATTERS

Working in conjunction with Clark Vancouver Television (CVTV), the local government access cable channel, the VHA developed a program called *Housing Matters* as a way of discussing affordable housing issues.

Housing Matters is a half-hour interview-style program, recorded monthly and aired approximately twelve times per month. The program is hosted by VHA Community Relations Program Manager Steven Towell (pictured bottom right, interviewing VHA Executive Director Roy Johnson and Development Planner Troy Drawz). A typical show contains an interview with VHA leadership and staff about affordable housing issues and VHA programs, as well as an interview with guests from community organizations who work to solve affordable housing issues. The program has featured organizations such as the Council for the Homeless, Habitat for Humanity, Columbia Non-Profit Housing, Second Step Housing, the Community Housing Resource Center, and many more. In the program's second year, we will focus more on specific housing-related issues and present interviews with more community partners.

WORKING WITH GOVERNMENT LEADERS AND AREA ORGANIZATIONS

Throughout the year VHA leadership and staff meet with representatives of local, state, and federal government, such as Congressman Brian Baird pictured at right, to discuss issues surrounding affordable housing. We also discuss the need for additional funding to address the growing need for housing for low-income families and the costs of keeping our existing properties well-maintained.

IF YOU WOULD LIKE TO LEARN MORE

If you would like to know more about the Vancouver Housing Authority and our programs, please contact us. For groups, you may request a presentation for your organization.

Our contact information is printed on the back cover of this report. You can also learn more about the Vancouver Housing Authority by going to our web site, www.vhousa.com.



AT A GLANCE



- The VHA touches more than **12,500** lives in Clark County every day. About 7,500 people live in subsidized housing and more than 5,000 live in workforce housing properties.
- VHA subsidized housing includes both owned/managed properties (**1,051** units) and Housing Choice Voucher subsidies paid by the VHA to private landlords (about **2,300** units).
- More than **3,320** children and youth (about **134** classrooms full) have a chance to succeed in school and in life because of VHA subsidized housing.
- **61%** of the households in VHA subsidized housing are elderly people or people with disabilities.
- **1,943** units of workforce housing provide affordable housing for working families, who earn less than **80%** of area median income, in areas where jobs are being created and the demand for housing is high.
- VHA manages **260** units of senior housing, owned by Columbia Non-Profit Housing, for those age 62 and over with lower incomes.
- **302** units of special-needs housing, for assisted living, shelters, and persons with chronic mental illness, are owned or managed by VHA. Community partners provide specialized services to meet the needs of residents.



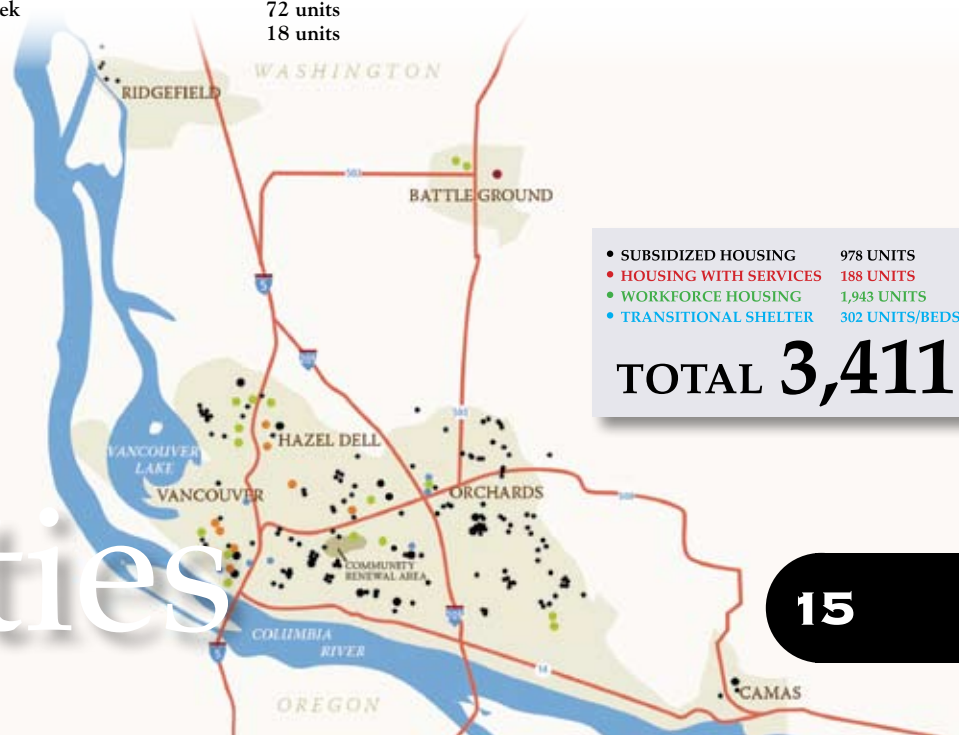
● SUBSIDIZED HOUSING	2978 UNITS	● WORKFORCE HOUSING	1,943 UNITS	● TRANSITIONAL / SHELTER	302 UNITS/BEDS
Skyline Crest	150 units	Plum Meadows	162 units	Orchard Inn Family Shelter ⁴	50 beds
Scattered sites	269 units	Esther Short Commons	160 units	Valley Homestead Family Shelter ⁴	50 beds
Cougar Homes	52 units	Teal Pointe	120 units	Orchard Glen Transitional ⁴	15 units
Fruit Valley	30 units	Maple Knoll	148 units	Central Park Place (VA SRO)	124 units
Camas	14 units	Orchard Glen	65 units	SafeChoice Domestic Violence Shelter ⁵	28 beds
Ridgefield	12 units	Anthem Park	58 units	Oak Bridge Youth Shelter ⁶	10 beds
Van Vista Plaza (seniors only)	40 units	Mill Creek Apartments	50 units	Pinewood Apartments (transitional) ⁷	25 units
Walnut Grove (seniors only) ¹	65 units	Mill Creek Senior Estates	28 units		
Columbia House (seniors only)	151 units	Fishers Mill	358 units		
Highland Park (seniors only) ¹	55 units	Springbrook Village	296 units		
Forest Ridge (seniors only) ¹	46 units	Parklane	260 units		
Arbor Ridge (seniors only) ¹	45 units	Willow Creek	148 units		
St. Helen's Manor (seniors only) ¹	30 units	Cougar Creek	72 units		
Crown Villa (seniors only) ¹	19 units	Somerview	18 units		

● HOUSING WITH SERVICES 188 UNITS

Ft. Vancouver Apartments ^{1, 2}	20 units
Azalea Place ^{1, 3}	12 units
Van Vista Assisted Living	60 units
CARE House	6 units
CMI Triplex ²	6 units
Arbor Ridge Assisted Living	60 units
Wisteria Manor Senior Apartments	24 units

1 = In partnership with Columbia Non-Profit Housing
 2 = In partnership with Columbia River Mental Health
 3 = In partnership with Mental Health Northwest

4 = In partnership with Share
 5 = In partnership with YWCA
 6 = In partnership with Janus Youth Services
 7 = In partnership with Open House Ministries



LIST OF VHA Properties

VHA Financials

Condensed Statements of Net Assets

	Business Type Activity		Component Units	
	12/31/09	12/31/08	12/31/09	12/31/08
Current and Other Assets	\$ 87,422,888	\$ 94,468,959	\$ 6,160,003	\$ 6,219,994
Capital Assets	84,816,472	75,303,191	65,930,856	68,936,558
Total Assets	<u>172,239,360</u>	<u>169,772,150</u>	<u>72,090,859</u>	<u>75,156,552</u>
Other Liabilities	41,616,444	39,107,109	6,993,649	6,787,120
Long-term Liabilities	82,346,054	84,464,220	57,519,823	58,323,575
Total Liabilities	<u>123,962,498</u>	<u>123,571,329</u>	<u>64,513,472</u>	<u>65,110,695</u>
Net Assets				
Invested in Capital Assets,				
Net of Related Debt	20,875,015	11,444,960	8,615,581	10,618,747
Restricted	11,508,195	17,794,780	3,218,391	3,195,146
Unrestricted	15,893,652	16,961,081	(4,256,585)	(3,768,035)
Total Net Assets	<u>\$ 48,276,862</u>	<u>\$ 46,200,821</u>	<u>\$ 7,577,387</u>	<u>\$ 10,045,858</u>

VHA Financials continued

Condensed Statement of Revenue, Expense, and Changes in Fund Net Assets

	<u>Business Type Activities</u>		<u>Component Units</u>	
	<u>12/31/2009</u>	<u>12/31/2008</u>	<u>12/31/2009</u>	<u>12/31/08</u>
Revenues				
Operating Revenues				
Tenant Receipts	\$ 11,930,858	\$ 12,454,196	\$ 6,966,564	\$ 6,983,190
Other operating revenues	2,744,043	2,725,633	651,489	738,574
HUD Operating Subsidies	15,994,916	14,829,066	65,569	78,692
Non-operating Revenues				
Investment Income	3,380,532	3,795,669	57,684	88,555
Gain/(Loss) on Disposed Property	1,139,279	2,777,962	-	-
Total Revenues	<u>35,189,628</u>	<u>36,582,526</u>	<u>7,741,306</u>	<u>7,889,011</u>
Expenses				
Operating Expenses				
Other Operating	14,769,347	14,346,610	4,460,066	4,366,297
Housing Assistance Payments	11,265,179	11,232,758	-	-
Depreciation	3,021,578	2,873,668	3,089,851	3,164,832
Non-Operating Expenses				
Interest Expense	<u>6,047,622</u>	<u>6,123,554</u>	<u>2,699,860</u>	<u>2,860,628</u>
Total Expense	<u>35,103,726</u>	<u>34,576,590</u>	<u>10,249,777</u>	<u>10,391,757</u>
Income (Loss) Before Contributions	85,902	2,005,936	(2,508,471)	(2,502,746)
Capital Contributions	<u>1,990,139</u>	<u>685,623</u>	<u>40,000</u>	<u>3,850,310</u>
Change in Net Assets	<u>2,076,041</u>	<u>2,691,559</u>	<u>(2,468,471)</u>	<u>1,347,564</u>
Net Assets, Beginning	<u>46,200,821</u>	<u>43,509,262</u>	<u>10,045,858</u>	<u>8,698,294</u>
Net Assets, Ending	<u>\$ 48,276,862</u>	<u>\$ 46,200,821</u>	<u>\$ 7,577,387</u>	<u>\$ 10,045,858</u>

Opportunities PARTNERSHIPS & BETTER COMMUNITIES to Build

The VHA believes in building communities, rather than simply housing people, and we believe this goal is best achieved through partnerships.

The Fruit Valley Commons Apartments, part of the VHA's low-rent public housing program, is one example of how partnering with local agencies and organizations can result in a successful community-oriented project.

A unique opportunity arose this summer when the Nutter Foundation selected Fruit Valley Commons Apartments to be the recipient of the play structure created this year for Dozer Days. The VHA and the Nutter Family Foundation, along with their construction partners, worked together to install the play structure and to create a playground around it, now known as the Fruit Valley Commons Creative Playground.

The unique play structure is made from large concrete pipe, rubber tires from construction equipment, and large sand boxes. A departure from the typical swing sets and jungle gym, this playground inspires children's imaginations and invites creativity. Since the installation, children have been using the playground to its fullest potential, rain or shine.

In October, when the playground was complete, community members, apartment residents and donors gathered for a dedication. The event, like the playground itself, was an occasion to bring the community together, but it also was an opportunity to share a sense of pride and ownership in the new facility. The playground—and the partnerships that built it—have helped to foster a stronger sense of community in Fruit Valley.

SPECIAL THANKS TO

- Nutter Family Foundation
- Nutter Corporation
- Hanson Pipe Company
- Campbell Crane and Rigging
- Frontier Landscaping
- Glacier Northwest (CalPortland Co.)

For their generous donations to create the Fruit Valley Commons Creative Playground





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