

**OKANOGAN COUNTY COMMISSIONERS'**

**RESOLUTION 168-2020**

*A resolution approving Affordable Housing Fund 141 allocation to Housing Authority of Okanogan County for use in 2021*

**WHEREAS**, the Okanogan County Housing Coalition met and discussed proposals for use of the County's Homeless Housing funds; and

**WHEREAS**, the proposal received from Housing Authority of Okanogan County included a request for support for building operations of Vista Park apartments which serves very low-income households that are at risk of becoming homeless; and

**WHEREAS**, the request for proposal was determined to meet eligible activities under the local plan and HB2060 Affordable Housing Fund, and requested funds would serve households that are at or below fifty percent of the area median income; and

**WHEREAS**, it is the desire of the Board of Okanogan County Commissioners to support the operations and maintenance of Vista Park apartments Affordable Housing facility;

**WHEREAS**, The Okanogan Community Homeless Shelter is constructing tiny homes that will provide shelter to low income individuals and will use these funds for that purpose

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Okanogan County Commissioners, that the following allocation of Affordable Housing Funds, from county Fund 141, is approved as follows:

Housing Authority of Okanogan County	<u>\$50,000</u>
Okanogan Community Homeless Shelter	<u>\$75,000</u>
<b>TOTAL</b>	<b>\$125,000</b>


**BE IT FURTHER RESOLVED**, the Clerk of the Board is directed to prepare two contracts: one between Okanogan County and Okanogan Community Homeless Shelter and one between Okanogan County and Housing Authority of Okanogan County for use of Affordable Housing funds 141 for use in the year 2021.

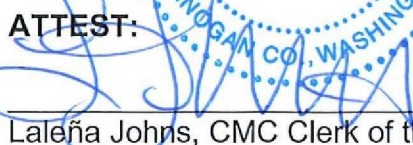
**DATED** at Okanogan, Washington this 8<sup>th</sup> day of December 2020.

BOARD OF COUNTY COMMISSIONERS  
OKANOGAN, WASHINGTON

  
\_\_\_\_\_  
Jim DeTro Chairman

\_\_\_\_\_  
Chris Branch, Member

  
\_\_\_\_\_  
Andy Hover, Member

**ATTEST:**  
  
\_\_\_\_\_  
Laleña Johns, CMC Clerk of the Board





# Housing Authority of Okanogan County

431 5<sup>th</sup> Ave West • Omak, WA 98841 • (509) 422-3721 • fax (509) 422-1713

Okanogan Housing Coalition  
c/o Okanogan County Community Action Council  
P.O. Box 1067  
Okanogan, WA 98840

October 20, 2020

## **Request for Proposal based on WA State House Bill 2163 Allowable Activities**

**Total amount requested: \$62,000**

From the Affordable Housing Fund for management and operations of Vista Park Apartment: **\$50,000**

From the Homeless Fund for homeless outreach and case management: \$12,000

### **Support for building operation of Vista Park Apartments: \$50,000**

In December 2017 the Housing Authority of Okanogan County finalized the transfer of Vista Park Agricultural Family Housing, which provides affordable housing to low income farm worker families. In July, 2017, prior to the transfer, the property suffered an arson, which led to the loss of income of six units over an 18 months span for fire repairs. The property saw a negative year-end balance of \$150,382 in 2018, and negative \$37,073 in 2019. The HAOC has been doing its best to support this property, but we no longer have the financial capacity to assist this property with its financial struggles, other than working really hard to minimize expenses and working at quick unit turn overs. There are those set expenses that are unavoidable, for example in 2019 alone, the cost of utilities (water, sewer, garbage, electricity) totaled \$62,247)

While the property is progressively doing much better, the rent collected is still not sufficient to offset the cost of operation and management of the property, let alone pay off the debt that the property incurred during the last 18 months of loss of rent revenue. The HAOC had planned to increase the revenue of the property by increasing the rent of the units, but with COVID\_19 and the Governor's mandate for a moratorium to rent increases, this plan has not come to fruition.

The \$50,000 requested will assist with the payment of the utility expenses of the Vista Park Homes during 2021. With this assistance, the HOAC will be able to manage and operate this affordable, farmworker housing, where 24 families call home.

### **Payment for intake and referral services for homeless families: \$12,000.**

Funding received from this request will provide significant financial assistance to the Housing Authority to cover the cost of outreach, case management, intake and referral activities by Housing Authority staff during the application, waitlist management, and lease up process of the 98 new vouchers that were recently added to the HOAC portfolio by HUD.

Funding will also assist the HAOC to offset the increasing cost of day to day referral process that our staff is doing to ensure that homeless, at risk of being homeless, who are connecting with our office, are being provided with all the available resources in our county. HUD does not provide any funding for the above-mentioned activities, but yet the use of the vouchers by those who are in need of them requires a heavy load of case management, intake, and referral activities. For example, the new Mainstream voucher targets a



## Housing Authority of Okanogan County

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population that is going to need a lot of help, just to ensure that they are filling out the applications correctly. Funding received from this request will be a catalyst for a successful lease up of the new vouchers.

**Timeline for Delivery of Services:** January 1, 2021 through December 31, 2021.

**Process for Evaluation of Program:** A monthly disbursement voucher and unit occupancy report will be provided for each draw based on the current forms for the 2021 Contract year

**Organization Status:** Public Housing Authority

**Contact Person:** Nancy Nash-Méndez.

Email: [nancy@okanoganhousing.org](mailto:nancy@okanoganhousing.org)

Phone: (509)422-3721

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# Okanogan Community Homeless Shelters

Okanogan Housing Coalition  
c/o Okanogan County Community Action Council  
P.O. Box 1067  
Okanogan, WA 98840

November 13, 2020

Request of funds from the Okanogan County Recording fee homeless fund

**Total amount requested:** The Okanogan Community Homeless Shelter is requesting \$75,000 for construction of the remaining 10 tiny home shelters @ \$7,500 per unit. Additional funding of \$12,000 for ongoing monthly overhead of \$1,000 per month is also requested. These funds are used for utilities, supplies, maintenance, and supportive services to our guests.

**In Kind Contributions:** Our volunteer work forces this past year have contributed labor and meals valued at roughly \$90,121—3289 hours @ \$13.50, 1500 hours @ \$20.00, and 1572 meals @ \$10.00. OCHS has no payroll and many of our contractor partners donate the majority if not all of their skilled labor, saving thousands of dollars we are able to direct back into serving the homeless of the community through this facility.

**Description of program:** The Okanogan Community Homeless Shelter is a non-profit organization whose mission is to provide shelter to homeless people in our county. We currently provide winter night shelter from November through February of each year. While the stage of the construction of the shelter allows us only to provide evening winter shelter, our long term goal is to expand the hours and ultimately be able to operate year around.

The Okanogan Community Homeless Shelters is today a reality thanks for the many donors and supporters of our mission. We depend heavily on volunteers to keep the shelter's doors open.

The following are some statistics of the people served and volunteers hours:

2019-2020 season:

519 guest nights, roughly 1/3 women and 2/3 men, 3,289 volunteer host/screener hours, and 1,500+ volunteer labor hours. We also served 568 dinners, 539 breakfasts, and sent 465 lunches with guests and others looking for food.

2018-2019 season:

223 guest nights, 1,700 volunteer host/screener hours, and 1,982 volunteer labor hours for additional construction.

2017-2018 season:

242 guest nights' 1,680 volunteer host/screener hours, and 2,018 volunteer labor hours for construction of the facility.

**Population to be served:** Homeless individuals and families who are in need of a night shelter can find a warm place to spend the night during the winter months.

**Projected outcome:** Homeless individuals who otherwise would be spending the night under the cold winter sky will find a warm and welcoming place to spend the night at the shelter. All those sheltered would be referred to local housing and social services resources in our county.

**Timeline for Delivery of Services:** January 1, 2021 through December 31, 2021

**Organization Status:** 501-c3 Non-Profit

**Contact Person:** Eric Hein. Email: [eric\\_hein@yahoo.com](mailto:eric_hein@yahoo.com) Phone: 509-496-4803