



2022 ANNUAL REPORT

Dignity begins with quality, affordable housing.

A Message From the Executive Director

The COVID pandemic has greatly changed the housing environment in Central Oregon. More people than ever have become housing unstable. Incomes for many lower-income families have fallen while rents have increased. Homelessness has become an ever-present specter in our community. With the support of the State and our local governments, Housing Works has responded to this crisis by continuing to build affordable rental units throughout the region and using the resources from CARES Act and American Rescue Plan to issue new housing vouchers and provide additional navigation services to families struggling to find a home. Since 2019, Housing Works has built more than 200 new affordable rental units, helped more than 100 families find rental units with new vouchers, and helped more than a dozen of our tenants purchase their first home.

We know there is so much more to do to help our communities continue to thrive equitably. I want to thank all of our partners throughout the region who continue to support the mission of providing dignity through housing to our most vulnerable neighbors.

Inside This Issue

PAGE 2 – About Us

PAGE 3 – Our Staff and Board Members

PAGE 4 & 5 – New Rental Communities

PAGE 6 – Coming Attractions

PAGE 7 – FSS Program

PAGE 8 – HCV Program

PAGE 9 – Financials

PAGE 10 – Resident Services

ABOUT HOUSING WORKS

Housing Works is the local housing authority for Deschutes, Crook, and Jefferson counties. We have provided affordable apartments for people throughout Central Oregon for over 45 years.

We provide homes for people throughout Central Oregon. We offer quality, well-designed, and professionally managed properties serving the workforce, seniors, the disabled, veterans, and farm workers. Our help with housing includes administering HUD's Section 8 Housing Choice Voucher (HCV) program in Central Oregon and supporting people who wish to move beyond renting to home ownership.



Housing Works believes that dignity begins with quality affordable housing.

We foster that dignity by providing award-winning, affordable homes and services that help people build a better future.



OUR STAFF

Executive Staff

David Brandt – Executive Director

Geoff Wall – Finance Director

Keith Wooden – Real Estate and Facilities Director

Lesly Gonzalez – HCV Director

Development

Kelly Fisher – Asset Manager

Family Self Sufficiency Program

Andy Hall – FSS Program Manager

Vanessa Sanchez – FSS Coordinator

Finance

Kari Pecolatto – Accounting Manager

Wendy Jessup – Accounting Specialist

Housing Choice Voucher Program

Elizabeth Dias – Housing Specialist

Emylia Cox – Leasing Specialist/HQS Inspector

Genesis Santana – Housing & Portability Specialist

Geri Peterson – Housing Specialist

Kervin Villalobos – Lead HQS Inspector

Michelle Fugate – Housing Specialist

Sandy Goldapp – Intake Specialist

Stephanie Westendorf – Lead Housing Specialist

BOARD OF COMMISSIONERS

Laura Craska Cooper – Chair

Michele Gemelas – Vice Chair

Amethyst Hernandez – Commissioner

Eric Osborne – Commissioner

Darci Palmer – Commissioner

Barbara Punch – Commissioner

John Roberts – 2nd Vice Chair

Amanda Seeley (not pictured) – Resident
Commissioner

Nick Snead – Commissioner

Melissa Valadez – Commissioner



Legacy Landing is a new 47-unit senior affordable apartment community in Bend, Oregon, that serves households with at least one person who is 55 or older—close to easy access to shopping and many other services. Access to healthcare is quite literally just a few steps away as the Mosaic Medical Clinic occupies most of the ground floor of the community.

Phoenix Crossing in Bend, Oregon, provides 24 affordable studio and one-bedroom apartments for vulnerable populations in our community. The energy-efficient features in the building provide a comfortable living environment for the residents and save them money on utility costs. The first floor is home to EPIC Property Management.

The Rolling Sage in Madras, Oregon, provides 23 quality two-bedroom homes. Police Chief Tanner Stanfill testified how well-managed the property is and stated the police department had not received any calls concerning the residents at Rolling Sage. He went on to state that affordable housing in his community does not increase the workload for the police department.

NEW RENTAL COMMUNITIES



**Grand Opening of
Legacy Landing
Celebrated on
November 10, 2021**



**Grand Opening of
Phoenix Crossing on
September 16, 2021**



**Grand Opening of
Rolling Sage
Celebrated on August
20, 2021**





Grand Opening of Canyon Edge Celebrated on August 25, 2021

Canyon Edge is a new 67-unit affordable apartment community in Redmond, Oregon. According to Pinnacle Architecture, Inc., “It is a unique project, spread across two sites just 300 feet apart amongst other multi-family and single-family homes. The client wanted to maximize the number of housing units while providing quality homes that integrate into the community.”



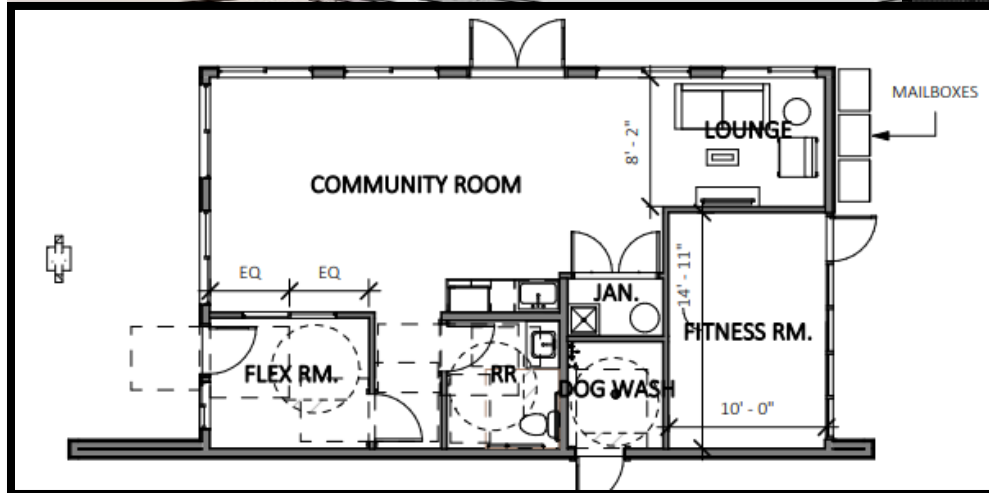
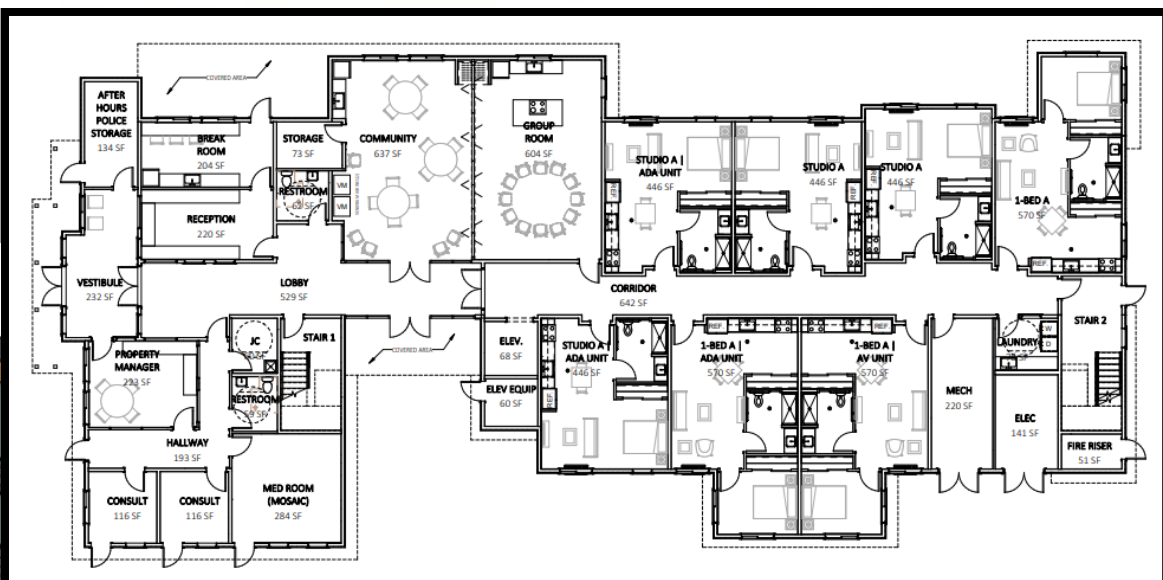
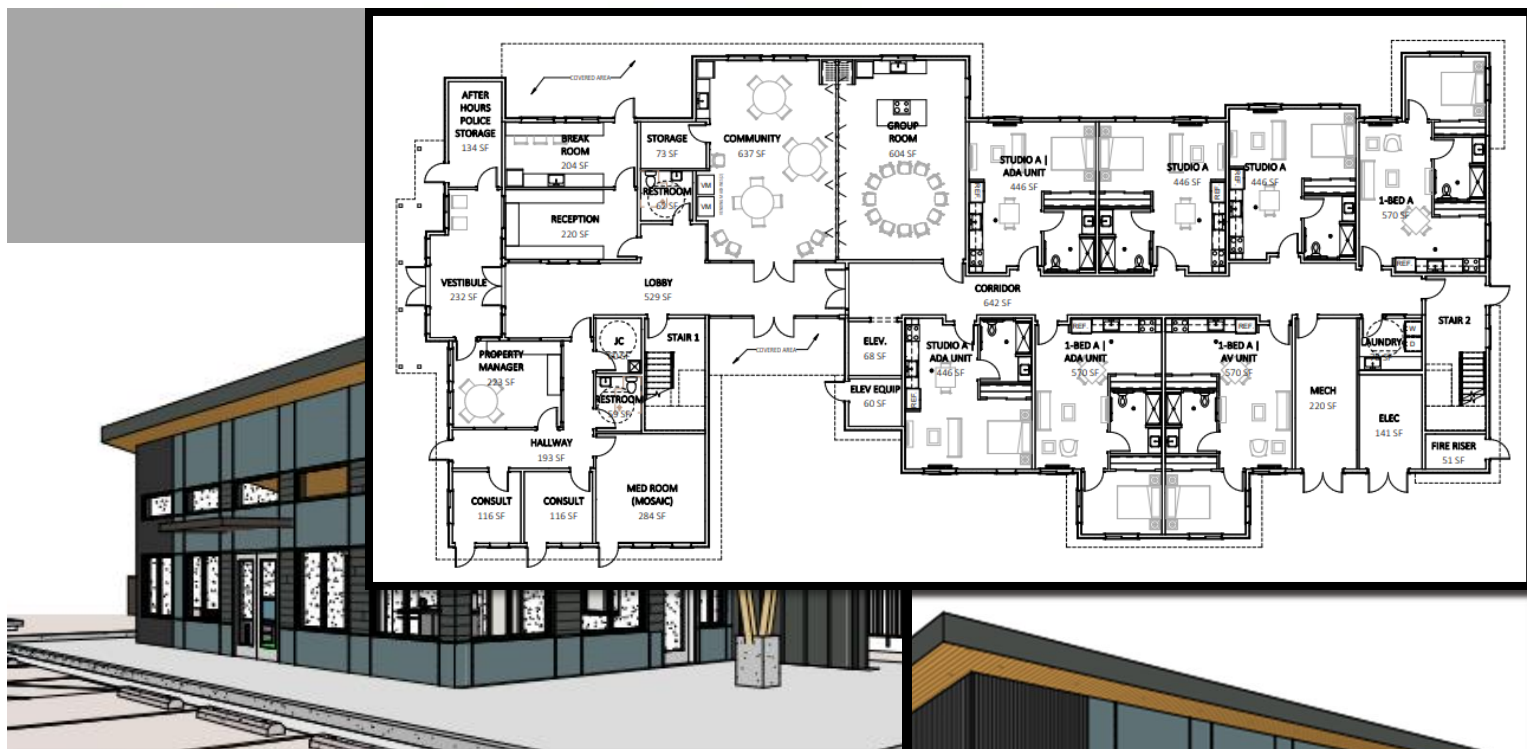
Grand Opening of Barnes Butte Vista Celebrated on July 27, 2022

Barnes Butte Vista is a new 44-unit affordable apartment community designed to support working families and individuals in Prineville, Oregon. The development features spacious two- and three-bedroom townhomes.



COMING ATTRACTIONS

Spencer Court Apartments, Redmond, Oregon



THE FAMILY SELF-SUFFICIENCY PROGRAM

Personal Achievement Through Housing Works – Success Stories for 2021-2022

The PATHWorks is a support program aimed at helping Housing Choice Voucher participants increase earned income and financial literacy, reduce or eliminate the need for welfare assistance, and progress toward economic independence and self-sufficiency. The program provides qualified participants access to one-on-one coaching sessions to help them achieve their goals, including **employment, education, home ownership, small business development, health, and more.**

In 2021, 10 participants graduated and received matched savings toward their goals. Seven homeowner graduates, two purchased vehicles, and one graduate used their funds towards retirement.

In 2022, 15 graduates received \$129,388 in saving and matching funds. Two purchased Vehicles, one used an emergency saving withdrawal to move to another state, two completed home Renovation/Repairs, nine purchased homes, and one paid for their education.



THE HOUSING CHOICE VOUCHER PROGRAM

With more vouchers being awarded in Central Oregon, our Housing Department continues to grow. Housing Works reorganized the Housing Department in an effort to streamline processes and provide additional support to Housing Choice Voucher participants. Currently, our HCV and FSS Teams consist of 1 Intake Specialist, 1 Leasing Specialist, 2 HQS Inspectors, 5 Housing Specialist and 2 FSS Coordinators. For a complete contact list of all Housing Works Employees, please visit us at www.housing-works.org

Housing Choice Voucher Program Stats

Individuals Served	3039
Housing Choice Vouchers	1430
Rental Assistance	\$10M
Central Oregon landlords receiving payments	468
Average Household Income	\$16,639
Average Tenant Rent	\$258
Average HAP Payment	\$702
Elderly and/or Disabled	63%
Households with Children	38%
HCV/VASH/FUP:	\$ 10,047,296.00
Mainstream	\$ 502,064.00
EHV	\$ 345,179.00

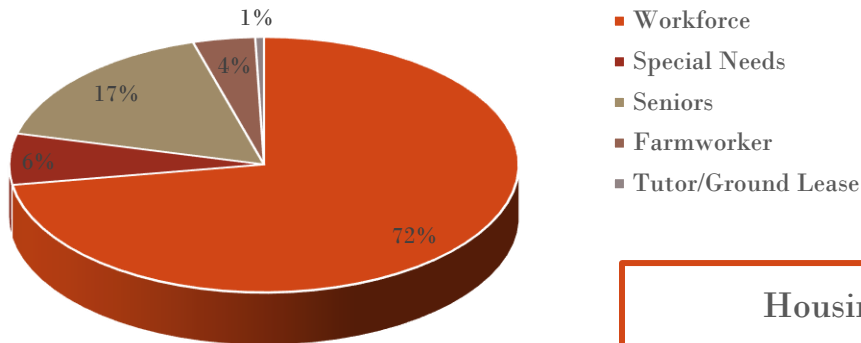
NEWLY AWARDED VOUCHERS!

As part of the American Rescue Plan Act of 2021, Housing Works was awarded up to 96 Emergency Housing Vouchers (EHV) starting July 1st, 2021. Emergency Housing Vouchers that are awarded to eligible homeless and at-risk (McKinney Act definitions) households through the Coordinated Entry System (although DV survivors also qualify). In order to be considered for an EHV voucher, eligible applicants must be referred by Central Oregon's Continuum of Care or a Victim Service Provider. In order to successfully leased EHVs, Housing Works partnered with the Thrive Central Oregon, Anti Trafficking Project, Homeless Leadership Coalition, and Saving Grace. In addition, we received up to about \$350K in "service fees" awarded to support services and mandatory leasing assistance.

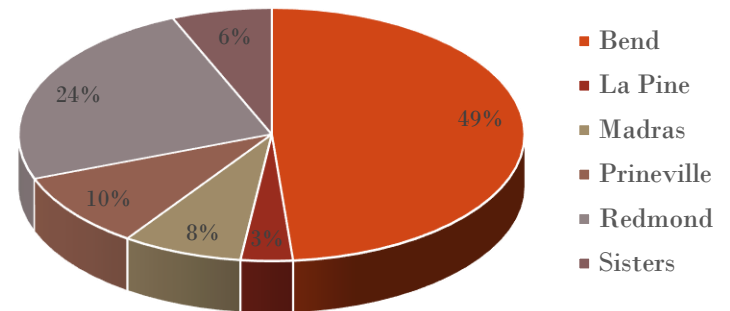


FINANCIALS

Housing Works Portfolio by Type



Housing Works Portfolio by Locality



Total Revenues: \$29,848,092

Rental Revenue from Affordable Housing	30%
Federal Grants for Rental Assistance	38%
Federal Grants for Operating	5%
Grants for Funding Construction	3%
Other Program Grants	8%
Developer Fee Income	12%
Investment Income	4%
Other Income	1%

Total Expenses: 28,187,329

Helping Families with Rental Assistance	45%
Operating Costs of Affordable Rental Property	17%
Non-Recurring Maintenance of Rental Property	2%
Program Administration	11%
Interest & Insurance	10%
Depreciation and Amortization	15%



RESIDENT SERVICES

CORNERSTONE COMMUNITY HOUSING SHARES THEIR RESIDENT SERVICES HIGHLIGHTS THUS FAR:

- Summer “Fun on the Fly” events held in partnership with Bend Parks and Recreation, OSU Extension, and Mosaic Medical.
- Installation of Little Free Libraries built by local students in partnership with Deschutes Public Library.
- 300 monthly visits by Housing Works household members to Mosaic Medical clinics
- Eviction prevention services through Thrive of Central Oregon
- Walking Bus program outreach events for Ariel and Healy Heights in partnership with Safe Routes to school.
- On-site Boys and Girls Club and Head Start programs
- Free bus passes in partnership with Cascade East Transit

