

2017 Annual Report  
Peninsula Housing Authority  
*Serving Clallam and Jefferson Counties*



***The mission of the Peninsula Housing Authority is to promote safe, affordable housing and foster effective partnerships that help meet that goal.***

The Peninsula Housing Authority (PHA) had an outstanding year in 2017. The PHA again received HUD high performer ratings in our Public Housing and Housing Choice Voucher programs. This is the highest rating level available from HUD. The agency Asset Management and Rental Assistance departments rallied their staff and it is through their hard work the agency received these ratings.

PHA financial resources remained constant in 2017 with a marginal increase in expenses. Through annual evaluations of program funding, staffing needs and opportunities for increased income, the PHA monitors our financial position. Continuing to operate our housing programs in a sustainable manner that effectively serves our clients remains our priority.

PHA recognizes the importance of partnerships and of expanding our outreach in new activities. The Executive Director, as the agency lead in this area, participated in over fifty meetings in support of partner agencies and public education in Clallam and Jefferson counties. The topics ranged from increasing housing availability through housing development, organizational capacity building and legislative changes important to the communities.

The Mutual Self-Help Build Program saw five families move into their new homes located in the Phoenix addition in Port Townsend on February 1, 2017. These are the first homes PHA has constructed via the Mutual Self-Help Build Program in Jefferson County since the 2011 consolidation of the Jefferson County and Clallam County housing authorities. The challenges faced by the families in building their homes while meeting their household obligations are great but well worth the outcome – a new home. Locating affordable land for the project was also a challenge. We want to thank Habitat for Humanity of East Jefferson County in helping us with land acquisition.



In July, eight families began construction on their Mutual Self-Help homes on the west side of Port Angeles. Once these families move in, PHA will have assisted 95 households in building their homes since the inception of the agency Mutual Self-Help Build program which is funded by our partners the

United States Department of Agriculture Rural Development and Community Frameworks. We are fortunate to have received down-payment assistance from the Port Angeles Association of Realtors as well as a generous donation of tools from the North Peninsula Building Association.



The most visible accomplishment in 2017 was the Phase I construction start at the Mt. Angeles View (MAV) family redevelopment located in Port Angeles. MAV I will include 33 replacement public housing units, 30 additional units of affordable tax credit housing and the site location for the new Port Angeles Boys and Girls Clubhouse.

MAV has been on the agency's radar for more than ten years and was able to break ground in 2017 when the first phase of the project was fully funded. Local partnerships with the City of Port Angeles and Clallam County were the critical components in seeing the project become fully funded and able to start construction.

Clallam County and the City of Port Angeles were the first funders committed, showing the local support for the project; a critical element to state and federal funders. The City and the County also rallied around the project to provide additional funding when gaps arose during the tax credit equity's market upheaval in late 2016. Without their support, the project could not have moved forward. Combined, they provided \$2,086,200 to the project budget from the following sources:

- Clallam County – First in with \$21,000 (County 2060 Document Recording Fees)
- City of Port Angeles - \$84,000 revolved CDBG funds
- City of Port Angeles - \$750,000 new CDBG funds
- City of Port Angeles - \$80,000 additional revolved CDBG funds
- City of Port Angeles - \$250,000 additional new CDBG funds
- Clallam County - \$901,200 Opportunity Funds

This \$2M+ in local funds leveraged \$17M in additional resources for the project.



Occupancy at PHA properties remains strong due to the demand for affordable and rental subsidized housing. Income eligible applicants spend an average of twelve months on the waiting list before housing becomes available.

Current portfolio of properties owned and/or operated by PHA:

- Port Angeles
  - The Manor – Senior/Young Disabled 70 units
  - The Terrace – Senior/Young Disabled 60 units
  - The Villa – Senior/Young Disabled 40 units
  - Mt. Angeles View - Family 59 units (63 under construction)
  - Lee Plaza – General 48 units
  - Wildwood Terrace – General 56 units
  - The Outpost – Homeless Veterans 4 units
  - Eklund Heights – General 13 units
- Sequim
  - Sunbelt Apartments – Supportive Housing 17 units
- Forks
  - Burke Place Apartments – Disabled 14 units
  - Catherine of Sienna – Homeless 30 units
  - Homestead Apartments – General 16 units
  - Peninsula Apartments – General 36 units
- Port Hadlock
  - Garden Court Apartments – General 40 units

Demand in the Housing Choice Voucher program, also known as Section 8, continues to exceed the resources provided to the agency with no additional funds expected. The waiting list process has been modified to a lottery system. This change has reduced the waiting list time for a household to receive a voucher from five+ years to eighteen months.

An additional rental assistance program is Tenant Based Rental Assistance (TBRA) funded by the Washington State Department of Commerce. These resources are available by referral from homeless housing providers such as Dove House, Forks Abuse, Healthy Families, OlyCAP and Serenity House of Clallam County. This rental assistance can be up to two years for those moving from homelessness, allowing them to work with their case management team to stabilize their situation and become self-sufficient.

Kay Kassinger, Executive Director

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