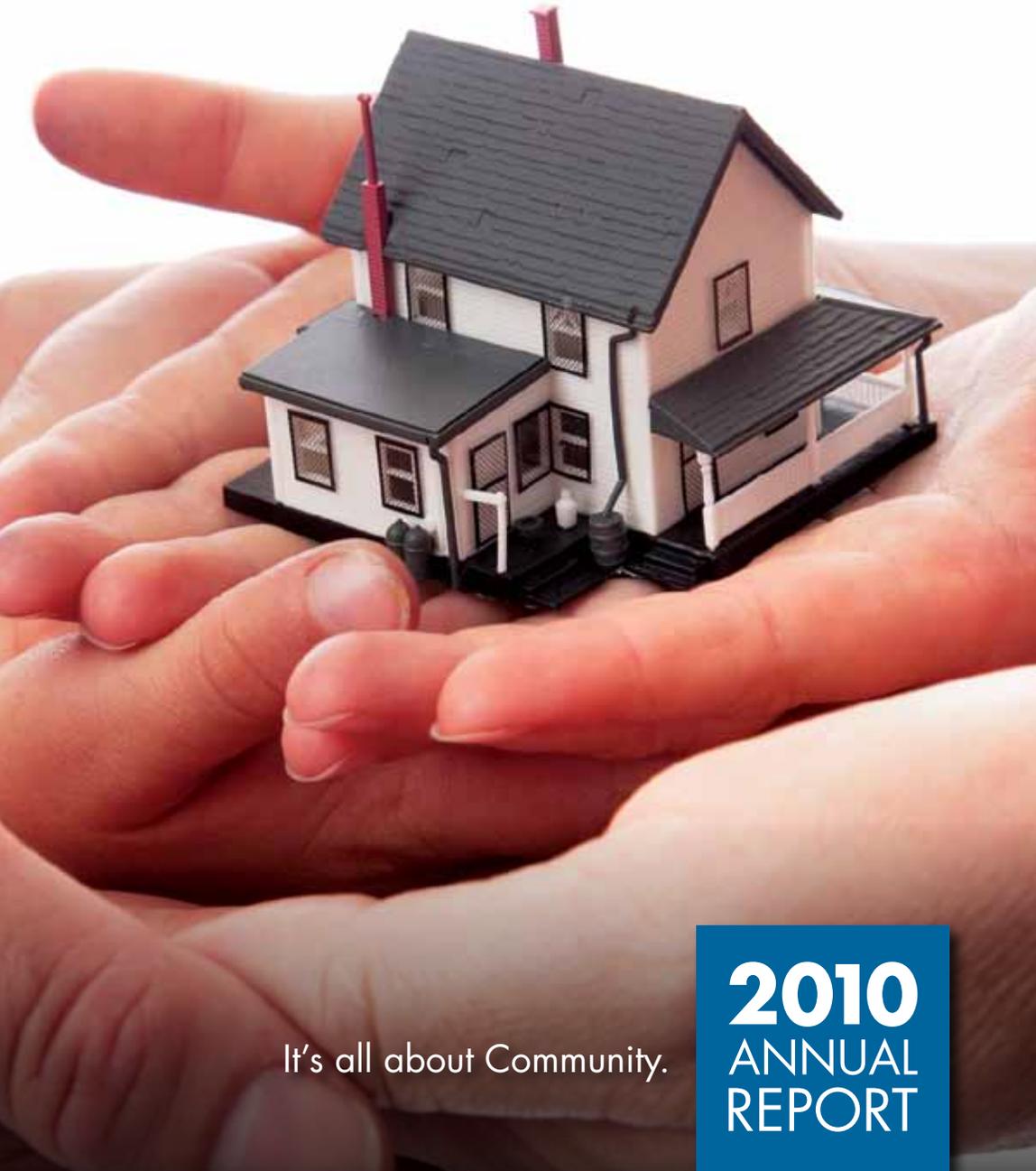




YHA
**YAKIMA HOUSING
AUTHORITY**



It's all about Community.

2010
**ANNUAL
REPORT**

Letter to **OUR COMMUNITY**

Dear Friends and Neighbors:

This past year has been challenging for all of us and especially to the neediest of our residents. With unemployment continuing to grow, it became increasingly difficult for residents of our community to afford their basic needs. During this past year, the Yakima Housing Authority helped nearly 2,500 family members have a safe and affordable place to call home.

As a result of the economic downturn, one of our largest programs, the Housing Choice Voucher Program (also known as Section 8), came under increased financial pressure to meet the needs of the community. We worked closely with the U.S. Department of Housing and Urban Development on creative solutions to help stabilize the Section 8 program, which included receiving additional funds. During the year, the Section 8 program served over 1,300 family members contributing approximately \$2.7 million to the community, in the form of rental assistance, to over 250 landlords.

With the downturn in the economy, we recommitted ourselves to serving those whom lost everything and now found themselves on the streets with no place to call home. We set aside 75 Section 8 vouchers to help these families. In addition, we partnered with Yakima County's Department of Human Services and Grants Management so that each of these families will receive services to help with health issues, substance abuse, and job training.

Our country remains at war against terrorism, and we began focusing on bringing additional resources to the families who have sacrificed the most for our freedoms. We were able to secure 35 new Section 8 vouchers for the Veteran Affairs Supportive Housing program. In partnering with the Walla Walla Veteran Affairs Facility, each family will receive help from the Veteran Affairs Office to sustain them in permanent housing.

As we move forward to a new year, we will continue to help build stronger communities through our commitment to safe and affordable housing. Please join us in this commitment to our community through your continued support.



Lowell Krueger
Executive Director



Robert Wardell
Chairman of the Board



Meet the YHA LEADERSHIP TEAM



FROM LEFT TO RIGHT:

Brian Johnson
Commissioner

Bob Wardell
Chairman of the Board

Lowel Krueger
Executive Director

Linda Orozco
Commissioner

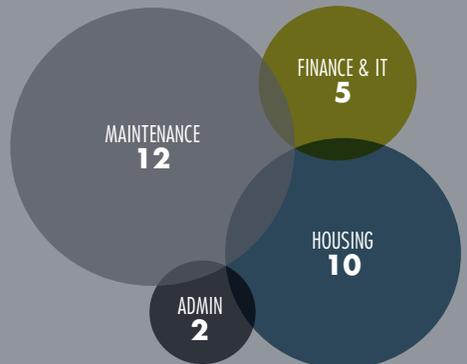
Ted Layton
Maintenance Manager

Kelly Nielsen
Housing Manager

Mamie Barboza
Vice-Chairperson

Sharon Wandler
Director of Finance

Christine Goodwin
Commissioner

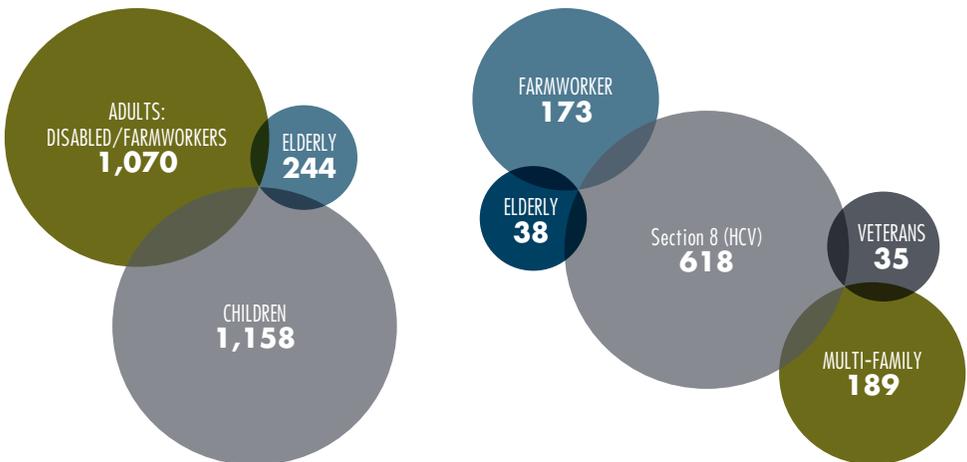


Employee Total: 29

Taking pride in our **ACCOMPLISHMENTS**

Yakima Housing Authority's Major Initiatives:

- Continue to modernize its public housing units by using Recovery Act funds from the U.S. Department of Housing and Urban Development. Funds total \$328,000—some of which was used to replace cabinets in 35 units at the Fair Avenue, Eastwood, and Cascade apartment complexes. Original cabinets were donated to the Habitat for Humanity Restore.
- Awarded \$48,000 to stabilize Section 8 program, which recently came under increasing financial pressure as a result of the economic downturn.
- Secured 35 additional Section 8 vouchers for the Veteran Affairs Supporting Housing (VASH) program, totaling \$130,000. Each VASH voucher includes a case management component supplied by the Veterans Affairs Office, which helps keep families in permanent housing.
- Reaffirmed its commitment to Yakima County's homeless by setting aside 75 of its Section 8 vouchers, or approximately \$360,000, for HAP payments.



RESIDENTS TOTAL: 2,472

UNIT TOTAL: 1,053



Initiatives Continued...

- Partnered with local nonprofits, landlords, and the Homeless Network of Yakima County in providing case management to help families adjust to living in permanent housing.
- Nearly \$2.7 million was paid to more than 250 landlords throughout Yakima and Kittitas Counties.
- Continue to provide safe housing to its residents by partnering with the Yakima Police Department and the Community Oriented Policing Services (COPS) program, which employs a police officer for its public housing units, costing approximately \$185,000 over the life of the four-year contract for the officer and a patrol vehicle.
- Secured funding for a Family Self Sufficiency (FSS) coordinator, totaling approximately \$41,000. The coordinator will help families receiving Section 8 vouchers become self-sufficient. Each successful family will have a trust account (administered by YHA) remitted to them upon the completion of the program.
- Continue efforts to become more energy efficient. YHA has partnered with the Washington State Department of Commerce and the Opportunities Industrialization Center (OIC) of Washington, to begin weatherizing all of its units. Currently, YHA has had over 100 units (or 25 percent of its managed units) weatherized with approximately \$22,000 worth of contributed assets.



The **GABRIELE CARIGNAN STORY**

Gabriele Carnigan was born in Germany and moved to the United States at a young age along with her family. They lived in Michigan and when Gabriele was old enough she joined the US Army in 1969. After being stationed in Japan for nine years, Gabriele decided she would retire from the Army and move back to the US. She arranged for a job as a nanny back in Michigan and was looking forward to returning to her home state. Sadly, that job never came to fruition and Gabriele

was left homeless for a time. She depended on the hospitality of friends to get her through until she became involved with YHA. Through the VA Center in Yakima in 2009, Gabriele was introduced to YHA and their Veteran's Affairs Supportive Housing program (VASH program). She was one of the first people in Yakima to receive a voucher for the program, which allowed her the resources to rent a duplex for her and her dog, a Siberian husky who means the world to her. Living independently



because of YHA and the VASH program has changed Gabriele's life in such a tremendous manner; she admits, "I probably would have ended up in a truck with my dog. Lord knows where I would be without them."

Although Gabriele still has family ties in Michigan, two sons and three grandchildren, she also has family in Yakima, a daughter. In November 2010 her daughter, who is also serving in the US Army, was deployed to Afghanistan. She serves as a Blackhawk mechanic crew chief and medic staff sergeant. Gabriele takes great pride in her daughter's service.

Gabriele feels she has found a home in Yakima and intends to

stay here where she has made many friends and a church family. She gives credit to YHA for helping her reach this point,

"The people are friendly, everyone here has a smile and they make me feel welcome. They've given me a place to call home."



Our **PARTNERS**

- Beacon Development Group
- Central Washington Comprehensive Mental Health
- Enterprise for Progress in the Community (EPIC)
- Homeless Network of Yakima County
- Next Step Housing
- Northwest Justice Project
- Office of Neighborhood Development Services
- Office of Rural & Farmworker Housing
- Opportunities Industrialization Center (OIC) of Washington
- Triumph Treatment Services
- U.S. Department of Agriculture's Rural Development
- U.S. Department of Housing and Urban Development
- U.S. Department of Veterans Affairs
- Washington Families Fund
- Washington Farmworker Housing Trust
- Washington Housing Trust Fund
- Washington State Department of Social & Health Services
Division of Children & Family Services
- Washington State Housing and Finance Commission
- Yakima County Department of Human Services
- Yakima Neighborhood Health Services
- Yakima Police Department
- YWCA of Yakima



FINANCIALS

Revenue MARCH 2010

Government Grants	\$4,365,129
Tenant and Other	\$1,594,457
Capital Grants and Contributions	\$363,484
Investment	\$8,641
TOTAL	\$6,331,711

Revenue MARCH 2009

Government Grants	\$3,246,805
Tenant and Other	\$1,359,707
Capital Grants and Contributions	\$198,282
Investment	\$17,431
TOTAL	\$4,822,225

Expenses MARCH 2010

Housing Assistance Payments	\$2,691,392
Administration	\$1,102,432
Ordinary Maintenance and Operations	\$956,747
Depreciation.....	\$905,727
Utilities	\$391,885
Mortgage Interest.....	\$172,527
General Expenses	\$161,517
TOTAL	\$6,382,227

Expenses MARCH 2009

Housing Assistance Payments	\$2,785,701
Administration	\$982,928
Ordinary Maintenance and Operations	\$815,891
Depreciation.....	\$902,067
Utilities	\$390,490
Mortgage Interest.....	\$178,340
General Expenses	\$177,691
TOTAL	\$6,233,108

EXCESS (DEFICIENCY) REVENUE OVER EXPENSES

2010	Total Revenue	\$6,331,711
	Total Expenses	\$6,382,227
	Total Deficiency	- \$50,516

2009	Total Revenue	\$4,822,225
	Total Expenses	\$6,233,108
	Total Deficiency	- \$1,410,883



Our **PROGRAMS**



Housing for Families

The Yakima Housing Authority (YHA) has three programs helping to alleviate a family's cost-of-living expenses.

First, YHA owns and manages 150 public housing units throughout the city of Yakima.

Second, YHA owns and manages 39 units in Yakima that were primarily funded with revenue bonds. To help families with rent, the YHA accepts families receiving assistance from Section 8.

Third, YHA administers 618 Section 8 vouchers for Yakima and Kittitas Counties. Families receiving assistance from the Section 8 program have the most flexibility in their housing choice as they may choose to rent from any landlord who accepts Section 8. A portion of rent and utilities is subsidized by

the U.S. Department of Housing and Urban Development.

Housing for the Homeless

YHA has partnered with several not-for-profit organizations and Yakima County's Department of Human Services and Grant Management to provide housing and services to the homeless. There are 75 units throughout Yakima specifically set aside for individuals and families who qualify as homeless. In addition, each individual receives help with health care, substance abuse, and job training.

Housing for Veterans

In 2009, YHA received 35 Section 8 vouchers for the Veteran Affairs Supportive Housing program. Veterans who qualify for this program receive assistance from the Veterans Affairs Office to sustain

them in permanent housing. In addition, the veteran and his or her family will be able to choose to rent from any landlord whom accepts Section 8 in Yakima and Kittitas Counties. To help with the initial costs of renting a unit, YHA has partnered with local banks to provide assistance for first and last month's rent and deposits.

Housing for Farmworkers

YHA has three programs for farmworkers and their families.

YHA manages 147 units throughout Yakima County receiving support from the U.S. Department of Agriculture's Rural Development. 99 of the 147 units receive rental assistance, which reduces the cost of rent and utilities.

It also owns and manages 26 units for farmworkers in Yakima who pay reduced rents.

YHA plans to build ten seasonal housing units which will house up to 76 individuals in Granger. Beginning in 2012, beds can be rented for \$5 a day.

Each of these programs require an individual to have minimum income amounts earned from farm labor and to have documents for residency in the United States.

Housing for the Elderly

YHA owns and manages a 38-unit apartment building in Yakima for the elderly. In order to qualify for the one-bedroom units, the individual and his or her spouse must be 62 or older.

Housing for the Disabled

All of YHA's programs are available to individuals with disabilities. Staff reaches out to disabled individuals and works with each situation.

Program Revenue 2010

Section 8 (HCV)	\$3,299,237
Multi-Family	\$1,679,013
Farmworker	\$1,060,367
Elderly	\$228,299
Veterans	\$64,795
<hr/>	
Total	\$6,331,711



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MISSION STATEMENT

Building stronger communities through our
commitment to safe and affordable housing