

**APPROVED**

**HOUSING AND COMMUNITY DEVELOPMENT ADVISORY BOARD  
MINUTES  
August 19, 2015**

Present

Kara Brausen  
Ed Fortmiller  
Gary Hamilton  
Dave Henderer  
Kenny Lowe  
David McCarthy  
Roger Lizut, Planning Commission Liaison

Absent

Gerry Perrone  
Bill Glassmire, City Council Liaison

Staff

Kent Weiss  
Joe DeMarzo  
Terri Heine

**SUMMARY OF DISCUSSION**

Agenda Item	Action/Recommendation
I. Election of Chair and Vice Chair	Election
II. Consideration & Approval: HCDAB Draft Minutes of 6/17/15	Approved
III. Status Report: Loan Funds & Recent Rehab Loans	Information Only
IV. HCDAB Annual Report and Work Items	Discussion
V. Other Business: Essential Repair Loan Policy Exception HOME Program Performance Report	Recommendation Information Only

## **CONTENT OF DISCUSSION**

### **I. Election of Chair and Vice Chair**

Housing and Neighborhood Services Division Manager Weiss opened the meeting, noting that the first order of business is to elect a Chair and Vice Chair. Following a brief discussion, Board member Henderer nominated Board member Fortmiller, with Board member Lowe's second, for the Chair position. The nomination passed unanimously.

Board member Henderer then nominated Board member Brausen, with Board member Lowe's second, for the Vice Chair position. The nomination passed unanimously.

### **II. Consideration & Approval: HCDAB Draft Minutes of June 17, 2015**

Vice Chair Brausen asked for consideration of the HCDAB draft minutes of June 17, 2015. The minutes were approved unanimously.

### **III. Status Report: Loan Funds and Recent Rehab Loans**

Housing Program Specialist DeMarzo noted that no new housing rehabilitation loans have closed since the last meeting, adding that several are in the application/review process. Regarding First Time Home Buyer (FTB) loans, DeMarzo noted that two loans have closed since the last meeting, adding that one more is in progress.

### **IV. HCDAB Annual Report and Work Items**

Weiss directed Board members to copies of a memo included in their packet regarding HCDAB's FY 14-15 annual report and FY 15-16 Advisory Board work items. He provided a brief background of how the new requirement for an annual report came to be, noting that during FY 14-15 the City Council formed the Public Participation Task Force (PPTF) to advise them about the City's current board and commission structure, and to offer suggestions about how to better engage the public in the work of the City. One of the outcomes of that process was a reworking of the board and commission structure: many groups that had been "commissions" became "advisory boards" so that there would be a distinction between groups that make quasi-judicial decisions and groups that are advisory to the City Council.

Continuing, Weiss noted that another PPTF suggestion was to have all boards and commissions provide annual reports on their activities to the City Council through one of the three Council Standing Committees. So that the annual reports are reflective of the thoughts of board and commission members, they are to be prepared and presented by the Chair of each group. Weiss noted that because the HCDAB has not had a Chair since Judy Gibson's departure in June, staff are suggesting that the Advisory Board prepare the annual report as a group during today's meeting; newly elected Chair Fortmiller will then present the report to the Human Services Committee on September 8.

Weiss noted that topics to be covered in the HCDAB annual report include:

- A purpose/mission statement (staff will pull this from the Municipal Code)
- Prior year activities and work completed
- Current year proposed work plan
- Resources, such as City resources that the HCDAB uses and what more it could use

Weiss asked the Board members what prior year activities they would like to have highlighted in the annual report. Suggestions included highlighting the Julian Hotel Apartments rehab project, new First Time Homebuyer and rehabilitation loans, the CDBG/HOME funding allocation process and award recommendations for FY 15-16 and the HCDAB's requests for agencies to explore other funding resources to establish independence from CDBG funding, ongoing review and monitoring of agencies awarded funds for capital projects and Human Services Fund activities, holding a public hearing for the FY 13-14 Consolidated Annual Performance Evaluation Report (CAPER), and loan policy reviews for the Essential Repair, Neighborhood Improvement, and First Time Homebuyer loan programs.

Chair Fortmiller arrived. Regarding current year activities to include in the annual report, suggestions included reviewing loan program policies as necessary, participating in the CDBG/HOME funding allocation process and recommending awards for FY 16-17, reviewing and monitoring of current capital project and Human Services Fund activities, visiting CDBG/HOME funded project sites and agency facilities where services are being provided, helping to develop an outreach and education program for the new Livability Code once it is in place, and Board members Lowe and Lizut sharing their work as members of the Housing Development Task Force (HDTF) with the HCDAB who may then offer their support through research and assessment of policy ideas in regard to the development of affordable housing.

Board member Henderer noted that a having a list and description of acronyms used by the City would be a helpful reference when working through reference material. Weiss responded that a glossary with acronyms commonly used in the work of the Housing and Neighborhood Services Division is included in the back of each year's Action Plan, but agreed that having a more handy reference would be helpful and noted that staff will provide a list for the HCDAB in the near future.

## **V. Other Business: Essential Repair Loan Policy Exception Consideration**

DeMarzo handed out copies of a memo (Attachment A) detailing an Essential Repair (ER) Program loan policy exception for consideration in the event that the construction budget may exceed the \$30,000 threshold. He noted that the one person elderly household is located on NW Linden Avenue and that the scope of work includes roofing, concrete repairs, kitchen appliances, bathroom flooring, bathroom fixtures, new shower and vanity top, garage doors, heat pump water heater, carpet cleaning, and other miscellaneous repairs. The owner has obtained numerous proposals for most of the items listed in the scope of work and has comparison shopped for items such as kitchen appliances; however, some proposals are still pending, including proposals for significant concrete repairs to the garage slab and driveway.

Continuing, DeMarzo noted that the owner anticipates having all proposals within a week or so after today's HCDAB meeting, adding that staff estimates that the final construction budget will be under \$30,000 (excluding contingencies), but cannot rule out the possibility of exceeding this limit. If the final amount should exceed \$30,000, waiting until HCDAB's September meeting to discuss the loan policy exception request is undesirable because the roofing and especially the concrete work are weather dependent. Rather than convening a special HCDAB meeting between the regular August and September meetings, DeMarzo noted that staff is asking HCDAB to consider making a recommendation based upon the information provided today, and a not to exceed loan amount of \$36,000 including construction costs, closing fees, and a contingency fund.

Providing more background on the home, DeMarzo noted that the house is a three bedroom, two bath residence built in 1976, adding that it is in well-maintained condition. The scope of work is primarily to address components at the end of their life cycle, improve the safety of bathroom facilities, improve energy efficiency and utility costs, and to address a substantial failure to the concrete both inside and adjacent to the garage.

Concluding, DeMarzo noted that the applicant income qualifies and meets all other policy criteria for an ER loan, adding that there is sufficient equity to secure the requested loan amount of not to exceed \$36,000.

Vice Chair Brausen moved, with Board member McCarthy's second, that the HCDAB recommend City Manager approval of the request for a loan policy exception for an Essential Repair Program loan for an amount not to exceed \$36,000 for the owner of the home located on NW Linden Avenue. The motion passed unanimously.

### **HOME Program Performance Report as of 06/30/15**

Weiss handed out copies of a HUD-generated HOME Program Performance report as of 06/30/15 (Attachment B). He noted that periodically, HUD does a review and comparison of all of the jurisdictions that participate in its HOME program. Within each state and nationally, HUD ranks the participating jurisdictions (PJs) for performance in the HOME program on several aspects of the program, including those pertaining to program progress such as percentage of funds committed, percentage of funds dispersed, leveraging ratio for rental activities, percentage of completed rental disbursements to all rental commitments, and percentage of completed Community Housing Development Organization (CHDO) disbursements to all CHDO reservations.

Continuing, Weiss noted that the performance report also looks at low-income benefit, including the percentage of 0-50% Area Median Income (AMI) renters to all renters, and percentage of 0-30% AMI renters to all renters. Another area that is tracked is lease-up, which is the percentage of occupied rental units to all completed rental units.

Weiss noted that because the HCDAB is actively involved in the HOME program through its oversight of activities and recommending funding for projects, staff wanted to share the results of the latest performance report. Within the state of Oregon, there are six PJs, and Corvallis has the top performing program. Nationally, Corvallis is ranked from the 62<sup>nd</sup>

percentile in the category of percentage of completed CHDO disbursements to all CHDO reservations, up to the one hundredth percentile in four categories, including lease-up and low-income benefit to 0-50% AMI renters.

Weiss noted that staff is bringing this to HCDAB today as it shows that the Advisory Board has made good choices in the past with funding recommendations, such as evaluating a project's readiness to proceed and what the outcome will be upon project completion. Weiss noted that the HCDAB has also been thoughtful when putting together the City's Consolidated Plan, which includes a statement that "to the extent possible, the funding that is allocated through the City's programs will go to those activities that benefit people with the lowest incomes."

Board member Lizut asked who the other PJs in the state of Oregon are. Weiss noted that the other five PJs are Washington County, Clackamas County, Portland, Salem and Eugene. Board member Lizut and several other Board members expressed their appreciation to staff for a job well done.

There being no further business, the meeting was adjourned at 12:38 p.m.

**Housing and Community Development Advisory Board (HCDAB)  
Loan Policy Exception Consideration  
Essential Repair (ER) Program**

August 19, 2015

**Address:** NW Linden Avenue, Corvallis

**Household:** One person elderly household at ~15% (extreme low) of area median income

**Loan Amount:** Not-to-exceed \$36,000 including contingency fund and closing costs  
(±\$30,000 in proposed construction costs)

**Scope of Work:**

- Roofing
- Concrete repairs
- Kitchen appliances
- Bathroom flooring
- Bathroom fixtures
- New shower and vanity top
- Garage doors
- Heat pump water heater
- Carpet cleaning
- Miscellaneous repairs

**Policy Exceptions:**

This loan may not eligible for approval by the City Manager without HCDAB consideration and recommendation because it may exceed the \$30,000 threshold as per Administrative Policy 94-8.03.051, c, 1. (Note: The \$30,000 maximum does not include title and escrow costs or contingency funds as determined by HNS Division staff.)

**Narrative:**

HNS staff is requesting HCDAB consideration of a policy exception for this loan request in the event that the construction budget may exceed the \$30,000 threshold. The owner has obtained numerous proposals for most of the items listed in the above scope of work and has comparison shopped for items such as kitchen appliances; however, some request for proposals are still pending, including proposals for significant concrete repairs to the garage slab and driveway. The owner anticipates having all proposals within a week or so after the HCDAB meeting on the 19<sup>th</sup> of August. HNS staff estimates that the final construction budget will be somewhat under \$30,000 (excluding contingencies) but cannot rule out the possibility of it exceeding this limit. If the final amount should exceed the limit, waiting until HCDAB's next meeting on September 16<sup>th</sup> would be undesirable because the roofing and especially the concrete work are weather dependent. Rather than convening a special HCDAB meeting between the August and September meetings, staff is asking HCDAB to consider making a recommendation based upon information provided herein, and a not to exceed loan amount of \$36,000 including construction costs, closing fees, and a contingency fund.

The house is a three bedroom, two bath residence built in 1976. It is in a well maintained condition. The scope of work is primarily to address components at the end of their life cycle, improve the safety of bathroom facilities, improve energy efficiency and utility costs, and to address a substantial failure to the concrete both inside and adjacent to the garage.

The owner is a single person elderly household. The home is owned by a trust with the owner and owner's adult son as trustees. The adult son resides elsewhere, but has provided a letter of support regarding his parent's application for an ER loan.

The applicant income qualifies and meets all other policy criteria for an ER loan. The applicant has taxable income of approximately 15% of the area median income, plus other non-taxable income sufficient to make the applicant financially sustainable as a homeowner. There is sufficient equity, especially considering that the owner has no mortgage or equity loans tied to the house. Please see the attached draft of the applicant's loan analysis. (Note, the attached loan analysis is still in draft form pending updated documentation from the applicant. However, no substantial changes are anticipated by staff.)

**Cost Reasonableness:**

Cost reasonableness is being determined by a competitive proposal process and by comparison shopping.

**Request:**

For the following reasons, HNS Division staff request that HCDAB consider a policy exception for an ER loan not to exceed \$36,000 including construction costs, closing costs and contingency funds:

- HNS staff has determined that the structure meets suitability-for-rehab criteria.
- There is sufficient equity to secure the loan. The debt-to-County's RMV will be approximately 15.8% including the ER loan.
- The City will be in first lien position.
- The applicant has a household income that qualifies as extremely low (~15% of median income) and meets all other program criteria.
- The proposed work will improve the functionality, safety, and energy efficiency of the house.
- FY 15-16 loan funds, adequate to fund at the approximated level, are available.

**HCDAB Comments:**

**HCDAB Recommendation for approval:**

Yes

No

By a vote of: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_, HCDAB Chair

# DRAFT

<u>City of Corvallis Essential Repair Loan Analysis</u>	Date: 08/19/15
Address: NW Linden Avenue	

DEBT SERVICE-TO-INCOME	BEFORE LOAN	WITH LOAN
Annual Taxable Income*	\$ 8,366.00	\$ 8,366.00
Monthly Taxable Income*	\$ 697.17	\$ 697.17
Household Size @ Percent of Median Income	1 person elderly household @ 15% AMI * (Extremely Low)	
Monthly Housing Debt (PITI)	\$ 327.42	\$ 327.42
PITI Monthly Debt/Income Ratio	47.0%	47.0%
Total Monthly Debt (Housing + Fixed)	\$ 463.42	\$ 463.42
Total Monthly Debt/Income Ratio	66.5%	66.5%

PROPERTY DEBT-TO-VALUE RATIO	BEFORE LOAN	WITH LOAN
Total Property Debt	\$ 0.00	\$ 36,000.00
County's Real Market Value	\$ 227,250.00	\$ 227,250.00
Debt-to-County's RMV Ratio	0.0%	15.8%
Appraised Property Value	N/A	N/A
Debt/Appraised Value Ratio	N/A	N/A
Mortgage Payment P & I (Monthly)	\$ 0.00	\$ 0.00
Property Insurance (Monthly)	\$ 50.00	\$ 50.00
Property Taxes (Monthly)	\$ 277.42	\$ 277.42

MONTHLY EXPENSES	FIXED (Debt Acct's)	VARIABLE (Living Expenses)
Medical Dental		\$ 40.00
Auto/Transportation		\$ 65.00
Auto Insurance		\$ 40.00
Telephone		\$ 100.00
Education		\$ 0.00
Utilities		\$ 200.00
Daycare		
Food		\$ 250.00
Other (e.g. credit cards, loans)	\$ 136.00	
<b>TOTAL</b>	<b>\$ 136.00</b>	<b>\$ 695.00</b>

Total monthly debt/expense load (property + fixed + variable)	\$ 1,158.42
Total monthly debt/expense-to-income ratio	<b>166.2%</b>

See note about "Sustainability" below\*\*

LOAN AMOUNT	\$ 36,000.00
Interest Rate	0.00%
Term - Months	Deferred
Monthly Payment	N/A

**Notes:**

\*Other Income: Only a percentage of the applicant's income is taxable. Only taxable income is counted in order to income qualify an applicant. However, total annual projected income (taxable + non-taxable social security benefit) equals \$22,782.

\*\*Sustainability:

Total projected monthly income (taxable + non-taxable)	\$ 22,782.00
Total monthly debt/expense-to-all income ratio	5%
Does applicant meet criteria for a financially sustainable homeowner?	Yes

**SNAPSHOT of HOME Program Performance--As of 06/30/15**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):  State:   
 PJ's Total HOME Allocation Received:  PJ's Size Grouping\*:  PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
<b>Program Progress:</b>			PJs in State: <input type="text" value="6"/>			
% of Funds Committed	<input type="text" value="98.71"/> %	<input type="text" value="94.80"/> %	<input type="text" value="1"/>	<input type="text" value="94.83"/> %	<input type="text" value="94"/>	<input type="text" value="94"/>
% of Funds Disbursed	<input type="text" value="96.19"/> %	<input type="text" value="93.17"/> %	<input type="text" value="2"/>	<input type="text" value="91.06"/> %	<input type="text" value="91"/>	<input type="text" value="92"/>
Leveraging Ratio for Rental Activities	<input type="text" value="6.81"/>	<input type="text" value="5.76"/>	<input type="text" value="1"/>	<input type="text" value="5.52"/>	<input type="text" value="100"/>	<input type="text" value="100"/>
% of Completed Rental Disbursements to All Rental Commitments***	<input type="text" value="100.00"/> %	<input type="text" value="99.37"/> %	<input type="text" value="1"/>	<input type="text" value="94.46"/> %	<input type="text" value="100"/>	<input type="text" value="100"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="94.49"/> %	<input type="text" value="88.20"/> %	<input type="text" value="2"/>	<input type="text" value="87.01"/> %	<input type="text" value="62"/>	<input type="text" value="65"/>
<b>Low-Income Benefit:</b>						
% of 0-50% AMI Renters to All Renters	<input type="text" value="100.00"/> %	<input type="text" value="87.61"/> %	<input type="text" value="1"/>	<input type="text" value="82.66"/> %	<input type="text" value="100"/>	<input type="text" value="100"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="63.16"/> %	<input type="text" value="48.52"/> %	<input type="text" value="1"/>	<input type="text" value="46.74"/> %	<input type="text" value="79"/>	<input type="text" value="82"/>
<b>Lease-Up:</b>						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="100.00"/> %	<input type="text" value="99.96"/> %	<input type="text" value="1"/>	<input type="text" value="97.57"/> %	<input type="text" value="100"/>	<input type="text" value="100"/>
<b>Overall Ranking:</b>			In State: <input type="text" value="1"/> / <input type="text" value="6"/>	Nationally: <input type="text" value="94"/>	<input type="text" value="96"/>	
<b>HOME Cost Per Unit and Number of Completed Units:</b>						
Rental Unit	<input type="text" value="\$70,867"/>	<input type="text" value="\$47,741"/>		<input type="text" value="\$32,973"/>	<input type="text" value="57"/> Units	<input type="text" value="60.00"/> %
Homebuyer Unit	<input type="text" value="\$56,300"/>	<input type="text" value="\$16,403"/>		<input type="text" value="\$17,054"/>	<input type="text" value="38"/> Units	<input type="text" value="40.00"/> %
Homeowner-Rehab Unit	<input type="text" value="\$0"/>	<input type="text" value="\$20,712"/>		<input type="text" value="\$21,261"/>	<input type="text" value="0"/> Units	<input type="text" value="0.00"/> %
TBRA Unit	<input type="text" value="\$0"/>	<input type="text" value="\$1,724"/>		<input type="text" value="\$3,429"/>	<input type="text" value="0"/> Units	<input type="text" value="0.00"/> %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (17 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (122 PJs)

C = PJ's Annual Allocation is less than \$1 million (438 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ):  OR

**Total Development Costs:**  
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$182,040	\$118,884	\$0
<b>State:*</b>	\$119,401	\$122,848	\$20,738
<b>National:**</b>	\$120,961	\$84,373	\$25,276

**CHDO Operating Expenses:** PJ:  %  
(% of allocation) **National Avg:**  %

**R.S. Means Cost Index:**

RACE:	Rental	Homebuyer	Homeowner	TBRA	HOUSEHOLD TYPE:	Rental	Homebuyer	Homeowner	TBRA
	%	%	%	%		%	%	%	%
White:	<input type="text" value="68.4"/>	<input type="text" value="86.8"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	Single/Non-Elderly:	<input type="text" value="42.1"/>	<input type="text" value="31.6"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>
Black/African American:	<input type="text" value="5.3"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	Elderly:	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>
Asian:	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	Related/Single Parent:	<input type="text" value="26.3"/>	<input type="text" value="13.2"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>
American Indian/Alaska Native:	<input type="text" value="1.8"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	Related/Two Parent:	<input type="text" value="19.3"/>	<input type="text" value="31.6"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>
Native Hawaiian/Pacific Islander:	<input type="text" value="1.8"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	Other:	<input type="text" value="12.3"/>	<input type="text" value="23.7"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>
American Indian/Alaska Native and White:	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>					
Asian and White:	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>					
Black/African American and White:	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>					
American Indian/Alaska Native and Black:	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>					
Other Multi Racial:	<input type="text" value="1.8"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>					
Asian/Pacific Islander:	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>					
<b>ETHNICITY:</b>					<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>				
Hispanic	<input type="text" value="21.1"/>	<input type="text" value="13.2"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	Section 8:	<input type="text" value="40.4"/>	<input type="text" value="0.0"/>	#	
<b>HOUSEHOLD SIZE:</b>					HOME TBRA:	<input type="text" value="0.0"/>			
1 Person:	<input type="text" value="35.1"/>	<input type="text" value="31.6"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	Other:	<input type="text" value="7.0"/>			
2 Persons:	<input type="text" value="28.1"/>	<input type="text" value="34.2"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	No Assistance:	<input type="text" value="52.6"/>			
3 Persons:	<input type="text" value="19.3"/>	<input type="text" value="13.2"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>					
4 Persons:	<input type="text" value="8.8"/>	<input type="text" value="10.5"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>					
5 Persons:	<input type="text" value="3.5"/>	<input type="text" value="2.6"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>					
6 Persons:	<input type="text" value="1.8"/>	<input type="text" value="5.3"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>					
7 Persons:	<input type="text" value="3.5"/>	<input type="text" value="2.6"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>					
8 or more Persons:	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>	<input type="text" value="0.0"/>					
					<b># of Section 504 Compliant Units / Completed Units Since 2001</b>				<input type="text" value="18"/>

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Corvallis

State: OR

Group Rank: 94  
 (Percentile)

State Rank: 1 / 6 PJs

Overall Rank: 96  
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 95.86%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 80.92%	94.49	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 95.85%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 4.050	0.59	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2013 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

