

HOUSING AUTHORITY OF CHELAN COUNTY AND THE CITY OF WENATCHEE

*Opening Doors to Safe, Affordable Homes
in Chelan and Douglas Counties*

Mission / Vision / Purpose

▶ Mission

- ▶ We provide access to safe, affordable rental homes for families in need of housing assistance across Chelan & Douglas Counties.

▶ Vision

- ▶ A community where housing is not the barrier that keeps people from stability, dignity, and opportunity.

▶ Purpose

- ▶ We exist because housing is a fundamental right and the foundation for a safe, healthy community.

HISTORY

Wenatchee Housing Authority

The organization began in response to a real community need for affordable housing, particularly among agricultural workers and families in the Wenatchee area.

- Established in **1981** by the City of Wenatchee (Mayor Jim Lynch) under RCW 35.82 for the purpose of developing housing for year-round agricultural workers living in Wenatchee.
- **1984** - Washington Square, 36 units year-round agricultural housing in Wenatchee, completed.
- **1987** - Wenatchee II, 34 units year-round agricultural housing in Wenatchee, completed.
- **1990** - Acquired the Section 8 Tenant Based Rental Assistance Program from the dissolving Chelan/Douglas Housing Association.
- **1993** - Purchased Man*Sun Villa, 21 units of existing senior housing in Manson from dissolving Chelan/Douglas Housing Association.
- **1995** - Applewood Apartments, 35 units year-round agricultural housing in Wenatchee completed.
- **1998** - Under Chelan County Resolution #98-01, the Housing Authority of Chelan County and the City of Wenatchee was created as a Joint Housing Authority.
 - New board structure includes representatives from Chelan County, cities of Wenatchee, Cashmere, Leavenworth, Entiat, Chelan.
- **2002** - Board structure changed to include representatives from Douglas County and City of East Wenatchee.

Current Housing Authority Commissioners

Representing Your Municipality!

- ▶ **Garth Donald** - Chelan County District 1
 - ▶ Board Vice Chair
- ▶ **John Bryant** - Chelan County District 2
- ▶ **Scott Meyers** - Chelan County District 3
- ▶ **Steve Vradenburg** - City of Cashmere
- ▶ **Vicki Carr** - City of Chelan
- ▶ **John DeFrees** - City of Entiat
- ▶ **Kaylin Bettinger** - City of Leavenworth
- ▶ **Laura Jaecks** - City of Wenatchee
 - ▶ Board Chair
- ▶ **Mona Lopez** - City of Wenatchee
- ▶ **Shayne Magdoff** - City of East Wenatchee
- ▶ **Al Schuster** - Douglas County

Interlocal Agreements

LOCAL ENTITY	DATE ESTABLISHED	PURPOSE
Chelan County	July 21, 1992	Full authorization to develop, own and operate affordable housing in unincorporated Chelan County.
Douglas County	July 14, 1992	Full authorization to develop, own and operate affordable housing in unincorporated Douglas County.
City of Chelan	February 11, 1993	Full authorization to function as a Housing Authority in the City of Chelan.
City of Leavenworth	September, 1998	Authorization to operate Der Garten Haus.
City of Cashmere	March 13, 2000	Full authorization to function as a Housing Authority in the City of Cashmere.
City of Entiat	April 12, 2001	Full authorization to function as a Housing Authority in the City of Entiat.
City of East Wenatchee	February 20, 2024	Full authorization to function as a Housing Authority in the City of East Wenatchee in 2024 repealed the initial interlocal agreement from 2002 that was limited in scope.
City of Leavenworth	March 13, 2007	Full authorization to function as a Housing Authority in the City of Leavenworth.

Development History - Post Restructure

LOCATION	DATE	TYPE OF DEVELOPMENT	NUMBER OF UNITS	HOUSING TYPE
Leavenworth	1998	Purchase/Rehab	32	Senior
Chelan Co. (Manson)	2000	New Development	19	Year-Round Ag
Cashmere	2000	Purchase/Rehab	18	Low Income Family
Douglas Co. (EW)	2002	New Development	35	Seasonal/Year-Round Ag
Chelan	2003	Purchase/Rehab	16	Senior
Chelan	2003	Purchase/Rehab	20	Low Income Family
Entiat	2003	Purchase/Rehab	26	Low Income Family
Chelan	2007	New Development	22	Year-Round Ag
Douglas Co.	2007	New Development	26	Year-Round Ag
Douglas Co.	2008	New Development	24	Seasonal Ag
Chelan Co. (Malaga)	2009	New Development	24	Seasonal Ag
Wenatchee	2014	Purchase/Rehab	35	Senior
Wenatchee	2014	Purchase/Rehab	50	Senior
Chelan	2015	Purchase/Rehab	28	Senior
Leavenworth	2021	Purchase/Rehab	24	Low Income Family
Leavenworth	2023	New Development	8	Senior
Entiat	2023	New Development	66	Year-Round Ag Low Income Family

Portfolio Overview

Type of Housing	Number of Units
Low-Income Multi Family	94
Senior	190
Year-Round Agriculture	268
Seasonal Agriculture	48
Total Portfolio	600

Housing Choice Voucher Program

- In addition to the development of housing, the Housing Authority also administers the HUD Section 8 Housing Choice Voucher Program. This program currently serves **448 families** across Chelan and Douglas Counties providing around **\$400,000** per month in rental assistance directly to approximately **150** private landlords.
- VA Supportive Housing Program (HUD-VASH)
 - 74 Participants
- Foster Youth to Independence
 - 4 participants
- Stability Vouchers
 - 5 Participants

Funding Sources

- ▶ USDA Rural Development 514/516 Agricultural Housing
- ▶ USDA Rural Development 515 Agricultural Housing
- ▶ HUD Project Based Rental Assistance
- ▶ HUD Tenant Based Rental Assistance
- ▶ Washington State Housing Finance Commission - Tax Credit Program
- ▶ State of Washington Housing Trust Fund
- ▶ Chelan and Douglas County 2060 Grant funding

What's New?!

➤ We're Going Digital!

- RentCafe Platform launching this Fall
 - Online application, rent payment, waitlist management

➤ Investing in the Community

- Awarded significant federal dollars from USDA-RD in the last 2 years to rehabilitate aging properties improving living conditions for tenants and supporting local employment through contracts with local contractors
 - \$4.2 Million awarded end of 2024 - largest federal award in the country that cycle
 - \$2.1 Million awarded in 2026

➤ Preserving affordable housing

- Awarded Housing Trust Fund grant to acquire existing affordable senior housing in Cashmere keeping 24 senior households affordably housed.

➤ Housing Choice Voucher

- Contacted 280 families in the last 12 months, exhausting the existing waitlist
- New waitlist to open in early 2027
- Housing Choice Voucher Admin Plan
 - Available to the Public by **August 10th** online and at the office
 - Public Comment **September 24th** at 8:30 AM

Going Forward

- ▶ How can we best communicate with you?
 - ▶ The Housing Authority's Board of Commissioners and leadership wants to improve communication and collaboration with each municipality in Chelan & Douglas Counties. Please let us know how frequently you would like presentations or correspondence and how we can best improve our partnership with you.
- ▶ Continuing to make internal improvements
 - ▶ Working as a team to strengthen our connection to our Mission / Vision and better serve the community. 2027 will be a big year for the agency with a lot of change and we ask for patience as we continue to evolve to show up best for the community.
- ▶ Workforce Housing
 - ▶ Workforce housing is a critical issue in Chelan & Douglas Counties, particularly in our tourism communities Chelan, Leavenworth. We are exploring how we can best grow to meet that need while staying true to our Mission.