

projecthome

MEMORANDUM

DATE: January 14, 2016
TO: Community Development Authority
FROM: Jan Reek, Director of Programs
SUBJECT: Project-Based Vouchers at Prairie Crossing

Thank you so much for the project-based vouchers that have enabled Prairie Crossing to be home for so many low-income households. Caitlin Singleton, the property manager at Prairie Crossing, prepared the following comments that illustrate how the vouchers have made a huge difference for these residents.

"Prairie Crossing Apartments is unique in the way that we operate, as we offer several services that many properties do not. We have an on-site food pantry that operates 5 days a week during office hours, and an on-site Resident Services Coordinator who assists residents with eviction prevention, job search, family and neighbor-related problems, and referrals for service to outside agencies. We also have very responsive maintenance that upholds a high level of quality in maintaining the property and the units so that residents can enjoy their homes and take pride in where they live.

With the project based vouchers, Prairie Crossing is able to offer affordable, quality housing to families and individuals that would otherwise not have housing due to extremely low incomes. To put this into perspective, most of our PBV residents have an annual income that is less than \$10,000 for a household of 2-4 people. We frequently move people into our units directly from local shelters, from unaffordable housing elsewhere, or in a worst case scenario, from living in their car or on the streets. Without the vouchers, we would be unable serve the families and individuals that we rent to now.

In the past, one of our greatest challenges was retaining tenants in the PBV units. I am very pleased to say that the majority of our tenants in the PBV units are renewing their leases year after year. I currently have tenants in the PBV units now on their 3rd or 4th lease renewal. If we do have move-outs they are infrequent, and it is generally due to a household not meeting eligibility requirements for the PBV program (i.e. household size, income, etc.).

The overall consensus from residents is that they are pleased to call Prairie Crossing their home. This becomes even more evident when residents who do move away from Prairie Crossing come back the following year after living elsewhere for 12 months because of the quality of housing we provide."

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