

# **H**OUSING **A**DVISORY **C**OMMITTEE



**Thursday, September 22, 2011  
9:00 a.m.**

**Housing Authority of  
Washington County  
Department of Housing Services  
111 NE Lincoln Street, Suite 200-L  
Hillsboro, Oregon 97124**



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Next Meeting:

September 22, 2011  
Department of Housing Services, Conference Room  
111 NE Lincoln Street, Suite 200-L  
Hillsboro, Oregon 97124

2011 Meeting Schedule
September 22
DATE CHANGE:
Friday, October 7 - Retreat
November 17
Friday, December 2 - Luncheon



**HOUSING ADVISORY COMMITTEE**  
**Department of Housing Services**  
**September 22, 2011 at 9:00 A.M.**

**AGENDA**

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
  - A. August 25, 2011 Meeting Minutes
- III. DISCUSSION - ORAL COMMUNICATIONS and MEMBER UPDATES**
- IV. ACCEPT - REPORT OF SECRETARY**
  - Financial Statement: Year-to-Date Income Statements
  - Section 8 and Low Rent Public Housing
  - C. Affordable Housing
  - D. Special Projects
  - E. Report on Homelessness
- V. OLD BUSINESS**
- VI. NEW BUSINESS**
- VII. ADJOURNMENT**



**MINUTES**  
**HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY**  
**August 25, 2011, 1:00 PM**

Washington County Department of Housing Services – Juvenile Services Building  
111 NE Lincoln Street, Suite 200-L, Hillsboro, OR 97124 – Housing Conference Room

**COMMITTEE MEMBERS PRESENT**

Ramsay Weit                      Laurie Butler  
Carol Gakin                      David Nase  
Donna Pottle                      Ron Lehr  
Juliet Parrott

**COMMITTEE MEMBERS ABSENT**

Peter Hainley  
Renee Bruce

**STAFF PRESENT**

Val Valfre, Executive Director  
Yvette Potter, Administrative Specialist II  
Gary Calvert, Asset Manager  
Michael O’Niell, Financial Manager  
Annette Evans, Homeless Services Coordinator

**GUESTS**

Cathy Tamio

Vice Chair Butler called the meeting to order at 9:03 a.m.

**I. ROLL CALL** - A quorum was present.

**II. ACTION - APPROVAL OF MINUTES**

Motion: Approve the minutes from July 28, 2011— Laurie Butler

Second: Juliet Parrott

Vote: All approve

**III. DISCUSSION - ORAL COMMUNICATIONS**

- Val Valfre reported that HUD REAC inspections took place August 24-25. These inspections are worth 40% of the Housing Authority’s Public Housing Assessment System (PHAS) score in maintenance and management.
- Ron Lehr commented that the Fair Housing survey process has been criticized for using methods that may produce unreliable results
- Val Valfre reminded the HAC that the Section 8 and Public Housing Unified Waitlist will be closed September 1. After September 1, no additional applications for the waitlist will be accepted until the waitlist is reopened.
- Housing Authority staff will attend a Fair Housing training event on Monday, September 12, from 2-4pm. The training is required for Section 8 and Public Housing staff, and Accounting and staff from other sections are also choosing to participate in the training.



#### IV. REPORT OF SECRETARY

##### A. Financial Statement

Michael O'Neill presented the financial report.

Overall, the Housing Authority and its programs, ended the financial year with positive results and cash flow. The Public Housing program, however, did have a negative cash flow from operations of \$155,624, due to high maintenance labor and outside purchases. HUD will reduce capital needs funding in housing authorities with excess reserves, so it is to our advantage to use these funds for upgrades before they are rescinded by HUD. Ramsay Weit and David Nase suggested looking into green technology upgrades and retrofits, such as solar panels, to use excess funds.

Section 8 also had a negative cash flow of \$43,869, due primarily to a reduction in funding for Section 8 administration.

##### B. Section 8 and Low Rent Public Housing

- The narrative has been revised to reflect increased wait time (at least 3-4 years) for applicants with a preference. The wait list is still very long, and DHS is working to utilize all available vouchers.
- FY2011-2012 reporting has begun. Average vacancy days per unit is 12. Twenty days and under is rated as outstanding.
- Occupancy rates remain very high in public housing and for Section 8 vouchers.

##### C. Affordable Housing

- Occupancy rates also remain high in affordable housing.

##### D. Special Projects

- Project-Based Vouchers

Val Valfre reported that a Request for Proposals (RFP) for projects utilizing Project-Based Vouchers (PBVs) will be released. The RFP will encourage utilizing PBVs for (1) chronically homeless disabled singles, and (2) extremely low-income individuals and families. These PBVs are intended to foster mixed-income developments wherein affordable units could be set-aside for households earning 30% MFI. PBV contracts will be 10-year agreements, with renewal contracts possible for another 5 years. PBVs for chronically homeless singles may apply for SRO or 1-bedroom units, and PBVs for extremely low-income may apply for 1, 2, and 3-bedroom units.



#### E. Report on Homelessness

Annette Evans presented the following report.

- Severe Weather Shelters

The training event for shelter volunteers and staff for this winter's Severe Weather Shelters has been scheduled for October 1.

#### V. OLD BUSINESS

- Tax Exemptions for Affordable Housing

Staff met with Mayor Truax of Forest Grove, and has an appointment with the Forest Grove School District on August 30. Staff will also bring this issue back to the Board.

- Aloha-Reedville Study and Livable Community Plan

The first set of Technical Advisory Committee (TAC) and Citizen Advisory Committee (CAC) meetings took place on August 10. TAC members have been asked to provide feedback on existing conditions data elements. CAC members have been very engaged and are providing valuable feedback.

The next CAC meeting is scheduled for Wednesday, September 14 from 6-8:30pm.

The TAC and CAC will meet Wednesday, October 26. The TAC will meet from 1:30-4pm, and the CAC will meet 6-8:30pm. All CAC and TAC meetings are scheduled for the TVF&R facility on SW Blanton in Aloha.

- Regional Transportation Mobility Counseling Project

An informal RFP was released by Home Forward (formerly Housing Authority of Portland) for two consultants to assist on this project—a curriculum-development consultant and a research and evaluation consultant. Consultant proposals are due August 19. As of August 15, no proposals had been received—the RFP may need to be revised and re-issued.

- FY2011 VA-HUD VASH Vouchers

The first allocation of VASH vouchers did not include Washington County. There may be additional allocations in the future, and HAWC will continue to advocate for additional VASH vouchers in Washington County.

- HAWC and Housing Department Reports

A first draft of the annual report is anticipated to be available for review at the HAC retreat in October. Client surveys have been sent to Central Services for printing and distribution.



- Regional Sustainable Communities Planning Grant, Round 2

The NOFA for the second round of Sustainable Communities Regional Planning grants was released recently. Metro is working to develop a regional proposal that will include a number of designated target area plans that will develop processes and best practices to inform regional strategies. Outcomes and best practices from the Aloha-Reedville project would also inform the target area plans and regional strategies.

- Affordable Housing Database Update

Metro is working with regional partners, including Washington County, to update the 2007 affordable housing database. The update is tentatively scheduled to be completed in late 2011 or early 2012.

- Regional Opportunity Mapping Project

Metro is working to develop a regional set of indicators and mapping tool that would allow Opportunity Mapping to take place region-wide. Andree Tremoulet and Kim Armstrong are working to set up a meeting to discuss Washington County's participation in this project.

- HAC Annual Retreat

Robin Boyce at the Housing Development Center and Cyndy Cook and Geoff Wall from Housing Works will present at HAC Retreat on October 7. Ron Lehr will also present case studies of other housing authorities. The retreat will discuss developing financial stability and increasing cash flow and funding sources. The retreat will take place at Jenkins Estate in Beaverton.

David Nase will be unable to attend the retreat.

## VI. NEW BUSINESS

- Annual HOME Program Presentation

Val Valfre presented information on PBVs at the HOME workshop on August 17. These PBVs will include vouchers for households earning 30% MFI and housing for persons re-entering the community.

- HAC October Schedule

Motion: Cancel the HAC meeting scheduled for October 27, 2011—Ramsay Weit

Second: Juliet Parrott

Vote: All approve



**IV. ADJOURNMENT**

Motion: To adjourn meeting — Laurie Butler

Second: Carol Gakin

Vote: All approve

Meeting adjourned at 10:44a.m.

A handwritten signature in black ink that reads "Adolph Valfre, Jr." in a cursive script.

Respectfully submitted,  
Adolph "Val" Valfre, Jr.  
Secretary/ Executive Director



**IV. REPORT OF SECRETARY**  
**A. Financial Statement**  
**1. Financial Report to the Housing Advisory Committee**  
**July 2011**

FY2011-2012 Financial reporting began July 1, 2011, and will continue through June 30, 2012.

**Financials will resume in the October HAC report.**



**IV. REPORT OF SECRETARY**  
**B. Section 8 and Low Rent Public Housing**  
**1. Section 8 Waiting List**  
*August 2011*

<b>Wait List Time Based on # of HH Members</b>												
# HH Members	1	2	3	4	5	6	7	8	9	10	11	Total
#Families	2,490	1,542	1,030	596	330	153	76	38	17	6	1	<b>6,279</b>
Average Days	777	732	753	744	744	777	835	706	1,113	451	1,014	<b>758</b>

<b>Wait List Based on Gender</b>			
Gender	Female	Male	Total
Total	4,339	1,940	<b>6,279</b>

<b>Wait List Based on Race</b>								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	71	202	779	54	4,796	93	284	<b>6,279</b>

<b>Wait List Based on Ethnicity</b>				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	1,114	5,067	98	<b>6,279</b>

<b>Wait List Based on HH Type</b>					
Type	Disabled	Elderly	Family	Other	Total
	1,670	450	3,078	1,081	<b>6,279</b>



**IV. REPORT OF SECRETARY**  
**B. Section 8 and Low Rent Public Housing**  
**2. Public Housing Average Vacancy Days**

*Fiscal Year-to-Date*  
*August 2011*

**Average Vacancy Days - Public Housing**

<b>Month</b>	<b>Total Vacant Units</b>	<b>Total Counted Vacancy Days</b>	<b>Average Vacancy Days Per Unit</b>
July 2010*	2	31	14.50
August 2010	5	98	18.60
September 2010	6	116	18.33
October 2010	9	228	24.33
November 2010	12	288	23.00
December 2010	16	328	19.50
January 2011	21	450	20.43
February 2011	24	486	19.21
March 2011	27	502	17.59
April 2011	34	544	15.12
May 2011	39	620	15.03
June 2011	43	651	15.14
<hr/>			
July 2011**	3	36	12.00
August 2011	7	100	14.29

\* Begin FY 2011 Reporting

\*\* Begin FY 2012 Reporting



IV. REPORT OF SECRETARY  
C. Affordable Housing

• **SECTION 8 AND LOW RENT PUBLIC HOUSING**

a) Section 8 Waiting List: 6,279 (last month – 6,088). We are over 100% utilization of our vouchers, so there are no vouchers being offered at this time. Applicants should expect at least a 3-4 year wait. The waitlist was closed on September 1, 2011. Existing waitlist clients will be served as vouchers become available, but no new applications will be accepted until the waitlist is reopened.

b) Public Housing Average Vacancy Days: Vacancy days for the month of August 2011 were at 14.29 (last month – 12.00). FY2012 reporting began July 1. Vacancy days are measured on a fiscal year basis. Our goal is 18 days and HUD rates 20 days or below as an “A”. This measurement reflects the time period between the existing tenant turning in the keys to the unit, the maintenance staff readying the unit for occupancy and the new tenant taking possession of the keys/unit.

c) Occupancy Rates:

\*Public Housing: 99% (last month – 99%).

\*Section 8: 98% (last month – 101.9%). Our monthly allocation of Section 8 HAP funds is 99%. Our goal of budget authority is 95% minimum.

We had 2,599 vouchers leased up in July (last month – 2,661). No (0) new vouchers was issued, and 27 applicants with vouchers are searching for housing (last month 1 new, 36 looking).

d) Work Order Effectiveness:

Average maintenance response time for work orders is a major indicator that correlates closely with resident satisfaction and preservation of our capital assets. For July, the average maintenance response time for emergency and routine work orders for the public housing portfolio reflected increased unit move outs and is as follows:

	<u>Avg. Response</u>	<u>Our Goal</u>	<u>HUD Standard</u>
Emergency WO's	2.25 hrs	3.0 hrs	24 hrs
Routine WO's	5.70 days	3 days/24 hrs	25 days

• **AFFORDABLE HOUSING**

The Housing Authority owns or co-owns 1312 units of affordable housing. The 601 affordable housing units solely owned by HAWC are consolidated for reporting purposes under our private property management group, Infinity Property Management, to provide consistent reporting. Kayburn Terrance is now managed by Infinity and included in the affordable unit count.

a) Infinity-Managed Properties: 93.86% Occupancy (25 vacancies / 613 units), compared to 96.34% (22 vacancies out of 601 units) last month. NTR – 97%.



- **MAINTENANCE ACTIVITIES**

Special Projects:

- Replaced vinyl flooring at one (1) Public Housing unit.
- Garage door replacements were completed on two (2) Public Housing units.
- Pest control services were provided at two (2) Public Housing units.
- Carpet has been replaced in four (4) units.
- The curb has been painted and the parking lot has been re-stripped at Dove Court.
- Replaced water heaters at one (1) Public Housing unit.
- Refrigerator replaced at one (1) Public Housing unit.
- Maintenance staff performed intense inspections and repairs on all 242 Public Housing units in preparation for the REAC inspection scheduled for August 24-25. The physical inspection counts as 40% of the PHAS score.

**The Maintenance and Public Housing teams officially scored 37.6 out of 40 points, of a 94%. This is a strong A grade that will maintain Washington County's status as a High Performer. The Department takes great pride in this accomplishment.**

Turnovers:

- Completed turnovers on four(4) Public Housing units with an average of 16 days per unit.
- Maintenance completed the interior painting on four (4) Public Housing turnovers and one (1) Transitional Housing unit using in-house staff.
- Cleaning complete on four (4) turnovers by an outside vendor.



**IV. REPORT OF SECRETARY  
D. Programs and Special Projects**

- **PROJECT-BASED VOUCHERS**

Currently, we have 12 project-based vouchers (PBV) pledged to Community Partners for Affordable Housing (CPAH) for chronically homeless individuals at the Knoll in Tigard in support of our 10-Year Plan to End Homelessness. Eleven (11) PBVs are leased up at The Knoll, leaving one vacancy. There are still 38 vouchers for this category that are outstanding and awaiting sponsors. An RFP has been released for proposals utilizing these vouchers. A pre-proposal conference took place on August 7, and **x** interested housing providers attended.

Luke-Dorf, Inc. has been conditionally awarded 90 project-based vouchers for chronically homeless persons (38 from the prior allocation and 52 from the new allocation of 100 project-based vouchers authorized in the FY2012 Annual Plan), that will be project-based if Luke-Dorf is awarded a SAMSA (Substance Abuse and Mental Health Services Administration) grant.

We also awarded all of our 25 “special needs” category vouchers to Luke-Dorf (12) and LifeWorks NW (13), and 21 of these vouchers are currently leased up. New residents are being screened for the available PBV units currently.



**IV. REPORT OF SECRETARY**  
**E. Report on Homelessness**

• **HOMELESS PREVENTION – RENT ASSISTANCE SUBCOMMITTEE**

A subcommittee comprised of members who participate on both the HPAC and the Washington County Thrives held a meeting on August 30 to develop a centralized action plan around the need for rent assistance to prevent homelessness, and to develop initial strategies and a role for Washington County Thrives in support of this effort.

Outcomes of the subcommittee included a cross-sector plan that included private/public partnerships in developing communication, advocacy initiatives, program supports, and funding opportunities. The funding opportunities include outreach to local governments who are not currently supporting rent assistance, a “Bridging The Gap” campaign sponsored by faith-based community partners, and a Local Bond Levy. A fundamental component of the action plan and funding strategies is the need to identify short-term rental assistance supports with a long-term housing stability plan. Strategies to address situational poverty will be different from generational poverty.

The Rent Assistance Subcommittee presented the action plan and strategies to the Washington County Thrives. The subcommittee views the role of Washington County Thrives as a catalyst network in support of a levy measure, to include elevation of this action plan to a level that looks at a broader coalition focused on generating new resources for some or all of the needs identified in the Thrives charter – “Jobs, Housing, and Health Kids”.

• **EMERGENCY FOOD AND SHELTER PROGRAM (EFSP)**

Washington County provider agencies will be impacted with a loss of funding to serve homeless persons and persons living in poverty. Washington County is a partner jurisdiction with Clackamas and Multnomah counties that shares in a regional allocation of more than \$1.2 million in funds – until this latest round of funding – when all three counties were advised they would receive \$0 (zero) Emergency Food and Shelter Program (EFSP) funding. This is a net loss of \$1.2 million to the metro-region.

In the FY2010 EFSP budget, Washington County nonprofit agencies received \$376,296 that provided resources to operate emergency shelters (\$135,467), meal/food boxes (\$78,000) and rent/mortgage assistance (\$162,829) activities.

The EFSP is a federal program funded under the Federal Emergency Management Agency (FEMA). The FY2011 appropriation for EFSP was reduced by 40%, resulting in a higher threshold jurisdictions are required to meet as reported by >11.5% unemployment (8.9% Washington County US Bureau of Labor Statistics) and >14.4% poverty (7.4% Washington County 2000 Census data).



The EFSP Oregon State Board will convene to appropriate \$275,280 in federal EFSP State Set-Aside to support jurisdictions in Oregon that did not receive an initial EFSP funding appropriation.

- **FY2011 EMERGENCY SOLUTIONS PROGRAM (ESG)**

HUD will implement a FY2011 blended program at a level of at least \$225 million, an increase of \$65 million over the national FY2010 allocation amount of \$160 Million. A blended program includes components of the current Emergency Shelter Grant (ESG), providing funds for emergency shelter operations and outreach, and will be transformed under the HEARTH Act the Emergency Solutions Grant (ESG), that will fund shelter operations, and new components to include short and medium term rent assistance and housing relocation/stabilization.

An estimated FY2011 blended ESG appropriation for Washington County is \$122,532, and reflects an increase of approximately \$34,000. The Washington County Office of Community Development administers the ESG program. In FY2010, the formula funding for Washington County provided \$88,350 as compared to FY2011 estimate \$122,532– a 39% increase in funding.

- **FY2011 MCKINNEY-VENTO HOMELESS ASSISTANCE GRANT**

The FY2011 federal appropriation makes available \$1.6 billion for homeless programs under the FY2011 Continuum of Care (CoC) McKinney-Vento Homeless Assistance grant competition. The Washington County Department of Housing Services is the Lead CoC Agency for coordinating the countywide CoC system development. In partnership with service provider agencies, Annette Evans will write the grant application that seeks \$2 million federal funds to provide supportive services, HMIS, transitional and permanent supportive housing, and renew 110 units of Shelter Plus Care tenant-based rental assistance. The application is due to HUD by October 28, 2011.

The Beaverton/Hillsboro/Washington County CoC pro-rata share is \$873,259, as compared to Clackamas CoC pro-rata share \$750,313 and \$3,685,155 for Multnomah/Gresham/Portland CoC. Washington County's CoC is in 'hold-harmless need (HHN)' whereby the renewal funding to sustain current Supportive Housing Program projects is \$919,559 and exceeds the federal pro-rata formula of \$873,259, therefore, no new projects can be funded under HHN with the exception of a 15% bonus competitive funding opportunity providing \$130,989 for a Permanent Housing Initiative bonus project.

- **WORKFORCE DEVELOPMENT STEERING COMMITTEE**

The Workforce Development Steering Committee was established in 2009 to align resources, partnerships and future opportunities to support individuals and families living in poverty obtain living wage jobs.



Five priorities have been established to include: (1) Improve information sharing/connection between systems; (2) Workforce Investment Board membership and accountability; (3) Engaging employers – training opportunities that lead to hiring; (4) Formal collaborative agreement with group of employers to create a “ladder” of opportunities; and (5) Decentralized services to increase access.

HPAC members, Jonathan Schleuter and Karen Shawcross, are representatives on the Workforce Development Steering Committee. The cross-sector membership of the Committee includes the facilitation role provided by the Vision Action Network, and representatives of Westside Economic Alliance, Portland Community College, Hillsboro School District, WorkSystems Inc., WorkSource Oregon, Bienestar, Community Action, Oregon Human Development Corporation, Centro Cultural, Washington County Community Corrections and Housing Services, and the Commission on Children and Families.

- **YEAR 4 – A ROAD HOME: 10-YEAR PLAN TO END HOMELESSNESS**

The Housing and Supportive Services Network (HSSN) approved the Year 4 Work Plan goals and strategies to end homelessness. The Work Plan is a fluid document that tracks progress of strategy implementation. Quarterly reports will be posted on the county website at <http://www.co.washington.or.us/Housing/10-year-plan-to-end-homelessness.cfm>

The latest budget requirements include:

\$2.0 million (58%) Funds Committed

\$1.5 million (33%) Unfunded or Funds Requested\*

\* Excludes the \$1.2 million budget line item for affordable housing in strategy 2.4.

The total Year 4 budget is estimated at \$3.5 million, excluding strategy 2.4

- **YEAR 3: 2011 HOMELESS ASSESSMENT REPORT**

The Washington County 2011 Homeless Assessment Report on outcomes and challenges is a compilation of data that highlights the latest demographics of homelessness, the demonstrated outcomes of public and private partnerships that provide prevention, diversion and intervention resources, and data on how homeless people utilize the homeless response system (shelter, housing, and services).

In Year 3 implementation of the 10-Year Plan to End Homelessness, the homeless response system served 1,929 people (935 households) in emergency shelter, transitional housing and permanent supportive housing programs. This is a 35% increase in people served as compared to 1,255 people (581 households) served in Year 1 of the 10-Year Plan. The increase is a direct result of systems alignment and new resources that offer an array of housing and services that provide the right resources to the right people at the right point in time for the right amount of time.



Emphasis has been placed on prevention and diversion strategies that work to shorten the length of homelessness through rapid re-housing.

Addressing gaps in the homeless response system, the Housing Authority of Washington County has implemented a new project-based Section 8 voucher program and HUD-VASH vouchers that work effectively to provide permanent housing to homeless veterans. In partnership with the U.S. Department of Veterans Affairs (V.A.), chronically homeless veterans who formerly lived in rural campsites and city streets now live in housing and access healthcare services with the V.A. Hospital.

A presentation on the Year 3 outcomes will be presented to the Washington County Board of Commissioners on October 11. Copies of the report will be provided to the HPAC, city mayors and managers, the state Ending Homeless Advisory Council (EHAC), HUD, the federal US Interagency Council on Homelessness (USICH), and other community stakeholders.

- **SEVERE WEATHER SHELTER RESPONSE PLAN**

Busy time of year that encompasses communication and commitments with faith communities who will operate shelters at their church facilities, coordinating a comprehensive training session for shelter volunteers, address policy development for managing prescription medications and companion animals, the ongoing work to develop funding and resources necessary to provide food, blankets, cots, bus tickets, etc. On August 6, a benefit concert was held at Beaverton First Baptist Church to support the shelter operations being planned this winter. The concert was attended by nearly 250 people and raised \$1,654 in funds to purchase cots, blankets, and other items needed to serve the homeless. In addition, food and hygiene items were donated by concert attendees for the shelter pantry.

Other shelter activities include a four month mediation process to address issues raised by concerned citizens with a shelter program in their neighborhood. Meetings facilitated by the Beaverton Dispute Resolution Center and the Hillsboro Mediation Program provided the church staff and concerned citizens the opportunity to work through concerns of safety for children who live near the SOS-Shelter (Sonrise Church). The SOS-Shelter (Sonrise Church) will be announcing new shelter program that includes a 90-day enrolled shelter program verses a first-come first-served daily drop-in shelter program. The enrolled program will provide persons experiencing homelessness the stability of knowing they have a bed each night, especially those homeless who are working and couldn't leave work to line-up for the first-come first-served system. This program will also provide a portal of entry for homeless individuals to access housing and service opportunities.

Plans are moving forward to establish a shelter in each of the five major cities, to include Beaverton, Forest Grove, Hillsboro, Tigard, and Tualatin. During the winter of November 2010 to March 2011, these faith-based shelters provided 4,796 bed stays to homeless persons through the work of nearly 12,000 volunteer hours.



## V. OLD BUSINESS

- **TAX EXEMPTIONS FOR AFFORDABLE HOUSING**

Housing Authority staff received general approval from former Chair Brian and Chair-Elect Duyck to proceed in discussion of a county-wide tax exemption program for nonprofit affordable housing providers. HAWC met with Mayor Truax of Forest Grove, and the Forest Grove School District. Val Valfre and Kim Armstrong will present the program to the Hillsboro School District at their October 11 meeting.

The goal of this effort is to create a streamlined, consistent process for applying for and receiving a property tax exemption across Washington County. This initiative supports the Consolidated Plan recommendation for intergovernmental cooperation and consistency, and is one of the key strategies of the County's 10-Year Plan to End Homelessness.

- **ALOHA-REEDVILLE STUDY AND LIVABLE COMMUNITY PLAN**  
**Sustainable Housing and Communities**

The Technical Advisory Committee and Citizen Advisory Committee held their first meetings on Wednesday, August 10. These meetings provided project orientation, established meeting protocols and expectations, and gathered some early feedback from committee members.

The Citizen Advisory Committee will meet on Wednesday, September 14, and will elect its two Leadership Coordinating Committee representatives at this meeting. The Technical Advisory Committee and Citizen Advisory Committee will meet on October 24, and staff hopes to have the first draft of the Existing Conditions report available for review at that meeting. Committee meetings are scheduled at the TVF&F facility on SW Blanton in Aloha.

The next public Open House event for this project has been scheduled for November 2, to take place at Aloha High School.

- **REGIONAL TRANSPORTATION MOBILITY COUNSELING PROJECT**

The *Regional Transportation Mobility Counseling* pilot project will provide low-income households receiving rental assistance with support and resources to make fully informed housing and transportation decisions. The goal of this pilot project is to develop an educational curriculum to provide clear, understandable, and complete information on combined housing and transportation costs when making housing choices. If the pilot program is successful, participating housing authorities will seek to integrate the program into its regular operations.

Proposals for a curriculum development consultant and a research and evaluation consultant were due August 19, but only one proposal was received. Staff will revise and rerelease the RFP shortly, and hope to receive stronger proposals from the second release. The consultants will assist PHA staff in developing the curriculum



and tools, refining the pilot project, and evaluating the efficacy of the tools and implementation of the pilot.

- **HAWC and HOUSING DEPARTMENT REPORTS**

Staff is working to collect data for a HAWC annual report, to include demographics on the population accessing housing services, geographic data on public housing, affordable housing, and voucher clients, occupancy rates, lease-up rates, work-order efficacy, and other information and performance measures. Client surveys were sent to all voucher-holders, public housing clients, and affordable housing residents, and a large number of responses have been received. A draft department report should be available for the HAC retreat in October.

- **REGIONAL SUSTAINABLE COMMUNITIES PLANNING GRANT, ROUND 2**

HUD released the NOFA for the Sustainable Communities Regional Planning grant program in July. The Metro pre-application was submitted for the August 25 deadline, and a proposal for Category 2 funds is under development for submission in September.

The regional proposal for grant funds, which will include two target area plans that will be used to develop processes and best practices that can be used region-wide. Outcomes, best practices, and lessons learned in the Aloha-Reedville project will also inform the regional project.

The grant proposal would also develop a regional standard for conducting housing needs assessments, using opportunity mapping in decision-making, and coordinate annual Fair Housing assessments and planning. Washington County staff is working to determine the level of participation that can be expected with current staff capacity and workloads. Washington County will likely be a Consortium member, but may not have sufficient staff available to be extremely active as a work group member in developing regional tools and processes.

The NOFA is available for download here:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/administration/grants/nofa/11/2011grpsrplccq](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/grants/nofa/11/2011grpsrplccq)

Update: HUD approved the Metro pre-application for consideration as a Category 2 project. The submission date for the final Metro application is October 6, 2011. The Board of Commissioners will determine at the September 13 Work Session whether the County will sign on as a signatory to the Metro Regional Consortium for the HUD Sustainable Initiative Grant.



- **AFFORDABLE HOUSING DATABASE UPDATE**

Metro and other regional partners, including Washington County, worked together in 2007 to develop a region-wide database and map illustrating the subsidized affordable housing in the region. As a result of several projects, including the discussions around Sustainable Communities, Metro has invited partners to reconvene to update this work group to update the database and affordable housing map.

Regional partners will work with their local agencies to assemble data for Metro by mid-September. This should allow the updated information to be included in existing conditions reports for a variety of projects around the region.

- **REGIONAL OPPORTUNITY MAPPING PROJECT**

Metro has convened a work group to discuss developing a regional set of indicators and a mapping tool that would allow something similar to Opportunity Mapping to be done region-wide. The group is considering basing the regional tool on Metro's internal Context Tool, which considers a variety of indicators to assess a location's overall livability. Regional partners would participate in determining indicators, providing data, and conducting local outreach to solicit community feedback, and Metro and the Coalition for a Livable Future would work to develop a database and web-based tool that would be available as a general resource. Washington County staff has set up a meeting on September 19 with Coalition for a Livable Future to demonstrate the existing tool and begin discussion of possible indicators for the regional tool.

- **HAC ANNUAL RETREAT**

The HAC Retreat will take place at Jenkins Estate on Friday, October 7. The retreat will focus on creating financial stability, and will feature Robin Boyce (Housing Development Center), Cyndy Cook and Geoff Wall ("Housing Works" – the Housing Authority of Central Oregon), and Ron Lehr. Feedback, comments and suggestions on the retreat format, additional topics or speakers, etc. are welcome.

## **VI. NEW BUSINESS**

## **VII. ADJOURNMENT**