



HOUSING **A**DVISORY **C**OMMITTEE



**Thursday, August 25, 2016
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:

Thursday, September 22, 2016

2016 HAC Schedule
Thursday, August 25
Thursday, September 22
Friday, October 14 – Retreat
Thursday, November 17
Friday, December 9 – Luncheon (Tentative)



HOUSING ADVISORY COMMITTEE
Department of Housing Services
Housing Conference Room
August 25, 2016 at 9:00 A.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. May 26, 2016 Meeting Minutes (note: June HAC meeting cancelled)
- III. DISCUSSION - ORAL COMMUNICATIONS and MEMBER UPDATES**
 - A. Welcome – New Committee Member, Sig Unander Jr.
- IV. EXECUTIVE DIRECTOR’S REPORT**
- V. STAFF REPORTS**
 - A. Financial Statement: Year-to-Date Income Statements
 - B. Section 8 and Low Rent Public Housing
 - C. Affordable Housing
 - D. Special Projects
 - E. Report on Homelessness
 - F. Housing Affordability/Development Initiatives
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- IX. RESOLUTIONS/ACTION ITEMS**
- X. ADJOURNMENT**



MINUTES
HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY
May 26, 2016, 9:00 a.m.

Washington County Department of Housing Services – Juvenile Services Building
111 NE Lincoln Street, Suite 200-L, Hillsboro, OR 97124 –Room JUV 105, Main Floor

COMMITTEE MEMBERS PRESENT

Anapreet Kaur-Gill
Sid Scott
LaShanda Williams
Edward Gutierrez
Jack Schwab
Carina Delgado

COMMITTEE MEMBERS ABSENT

Ben Sturtz
Gary Whiting

STAFF PRESENT

Val Valfre, Executive Director
Komi Kalevor, Assistant Director
YaLing Huang-Dressel, Finance Manager

Melanie Fletcher, Rental Assistance Manager
Gary Calvert, Asset Manager
Kim Armstrong, Program Coordinator

GUESTS PRESENT

I. ROLL CALL - A quorum was present.

II. ACTION - APPROVAL OF MINUTES

Motion: Approve the minutes from March 24, 2016— Anapreet Kaur-Gill

Second: Sid Scott

III. DISCUSSION - ORAL COMMUNICATIONS

Housing Advisory Committee members and staff introduced themselves.

- Edward Gutierrez was welcomed as the recently-appointed Farmworker Community Representative on the HAC. Edward Gutierrez has been with CASA of Oregon for 1 ½ years, and is a long-time Washington County resident.
- Sid Scott shared some information and concepts for a County-owned property at 185th and Baseline (near Willow Creek). The Housing Authority is working on a potential affordable housing project on the site, with 48-57 units of 1-bedroom and studio units. The property is located in the City of Hillsboro.
- LaShanda Williams announced that she has been promoted to a position that will require her to work at the State DHS offices. She will be missed at the HAC, but the committee wished her good luck in her new position.



- Melanie Fletcher provided a brief overview of the Family Self-Sufficiency Program (FSS) and the Worksystems, Inc. Housing Works and Health Careers NW programs.

IV. EXECUTIVE DIRECTOR'S REPORT

The 2016 Legislative session has closed, and policymakers and advocates are beginning work towards the next session.

Housing Authority Operations

"Tiny House" Tour: A tour of two villages in Eugene is scheduled for June 9. The tour will include Directors from Health and Human Services and Land Use and Transportation. The tour will include some discussion of acquiring land and connecting to infrastructure (sewer, water, garbage, etc.).

Economic Self-Sufficiency: No updates were provided at the meeting.

Public Housing Agency Annual/Five-Year Plan: The PHA plan is out for public comment currently. The HABOD is scheduled to hold a public hearing and approve the plan for submission to HUD at its April 5, 2016 meeting.

Capital Repair Investment: No updates were provided at the meeting.

Section 8 Housing Choice Voucher Program: No updates were provided at the meeting.

Housing Authority Finances

The County budget process for FY2016-17 is underway. The Housing Authority requested additional funding for a number of initiatives.

Housing Production Opportunity Fund: \$300,000: This is a Washington County Thrives priority, and provides gap funding for projects that are ready for construction

Prevention Rent Assistance: \$150,000: This is a Thrives priority to assist households in danger of becoming homeless due to rent burdens.

Community Connect: \$75,000: This will support the single point of entry for HUD-funded homeless programs.

Affordable Housing Development Initiative: \$30,000: This funding will help the Housing Department work with developers and partners to support more projects.

Homeless Program Administration: \$40,000: This funding will support overhead and administrative costs for homeless programs.

Health Careers NW Grant: \$41,000: This funding will support overhead and administrative costs for this grant project.

Homeless To Work Program: \$20,000: This funding will support the cost and administration of the HTW program.



Community Alliance of Tenants Renters Rights Hotline: \$10,000: This funding will allow CAT to continue to offer Renters Rights Hotline support to Washington County residents. Kim Armstrong provided a brief overview of this program for the Committee. Tenants can leave messages for the Hotline, and will receive a call back from a CAT volunteer renter's rights specialist. The specialists provide general information on renter's rights and provide templates for letters and other notices conforming to Oregon landlord-tenant law.

Housing Authority Affordable Housing & Services Initiatives

Orchards at Orenco: No updates were provided at the meeting.

Bridge Meadows in Beaverton: No updates were provided at the meeting.

Cornelius Place: No updates were provided at the meeting.

Sunset View Apartments: The waitlist for this project will likely open in June. Occupancy is expected in September, and the grand opening is planned for October 5, 2016.

Blanton Road Veterans Housing: No updates were provided at the meeting.

Tigard Triangle Project: No updates were provided at the meeting.

Cornell and Murray Project: No updates were provided at the meeting.

Other Initiatives

Local Innovation and Fast Track Housing Development Program (LIFT) HB 2198: No updates were provided at the meeting.

HUD Section 811 Supportive Housing for Persons with Disabilities Program: No updates were provided at the meeting.

Housing Trust Fund: No updates were provided at the meeting.

Oregon State NOFA (Notice of Funding Availability) Timeline: No updates were provided at the meeting.

V. STAFF REPORTS

A. Financial Statement

HAWC programs are generally on track. The Local Fund has been receiving revenue contributions (as required by contract) from Quantama Crossing.

The bond reserve for the affordable housing refinance bond will be fully funded this year. This will free up revenue that can be used for maintenance at those properties.

The proposed FY2016-17 HAWC budget will be presented to the HAC at its May meeting. The HABOD will be asked to approve the FY2016-17 HAWC budget in June.



B. Section 8 and Low Rent Public Housing

- The Public Housing and Section 8 Unified Waitlist are currently not accepting new applications.
- Occupancy rates remain high in public housing (99.18%), and the Section 8 program is maximizing occupancy (93.5%) with available funding.

C. Affordable Housing

- Occupancy rates remain high in affordable housing (98.89%).

D. Special Projects

- Project-Based Vouchers

The new PHA plan will request approval to project-base up to an additional 100 vouchers. HAWC has already awarded about 200 project-based vouchers to existing projects and projects in the pipeline.

- Family Self-Sufficiency

This new report will provide updates for the FSS program in between quarterly reports.

E. Report on Homelessness

Val Valfre provided updates.

- FY2015 Federal McKinney-Vento Homeless Program Award

Washington County was awarded a total of \$3.2M in McKinney-Vento funding, including all Tier 1 and Tier 2 awards. This award includes funding for Clover Court, which will provide additional units of permanently affordable housing through Luke-Dorf, Inc.

- HUD-Funded CoC Program Monitoring Activities

No additional updates were provided at the meeting.

- 2016 Point-In-Time (PIT) Homeless Census

The PIT counts have shown increases in chronically homeless persons and homeless seniors, largely due to the lack of affordable housing and rent increases in Washington County.

- Community Outreach to Address Homelessness

No additional updates were provided at the meeting.

- Washington County Thrives Addresses Affordable Housing

No additional updates were provided at the meeting.



- Family Justice Center (FJC)

No additional updates were provided at the meeting.

VI. OLD BUSINESS

The property on 192nd that HAWC acquired as a result of a property tax foreclosure is being rehabbed. Windows and the roof were repaired, and the interior floor was replaced. The property should be ready for occupancy shortly, and will rent for below-market rates to a household at 80% MFI. Gary Calvert provided photos of the property.

- Housing Works: Workforce Innovation Grant with Worksystems, Inc.

The Housing Works program has been a very successful effort to connect participants to education and job training over the last few years. The program funding period closed April 30, 2016. Housing Works participants are also eligible for the new Health Careers NW program.

This program has been very successful, and has significantly reduced the rental assistance needed for participating families.

- Health Careers NW

Worksystems, Inc. was awarded a Health & Human Services grant to support low-income job seekers seeking to enter healthcare fields, including healthcare administration.

Health Careers NW is supported by a research grant, so a control group is used to allow comparison between job seekers receiving services through Health Careers NW and job seekers who do not have access to grant-funded career coaching. Participants assigned to the control group have access to education and job-skills resources through WorkSource, but do not have access to personal assistance through career coaches.

HAWC hopes to enroll 33 job seekers in the first year and about 100 job seekers over the 5-year grant period.

- Aloha Town Center & Transit Oriented Development (Metro CET Grant)

This project will look at high-capacity transit and design options in the area near 185th and TV Highway, and includes work on reducing displacement of businesses and residents near the commercial center. Scoping and developing a RFP for a consultant is underway, and work should start shortly.

- ODHS Affordable Development Strategy (MURP project)

The MURP team provided an introductory presentation on their project on Thursday March 24, and the final presentation is scheduled for Friday, June 3 from 1-2:30pm in the Public Services Building Auditorium. The meeting is scheduled as a joint Board and Housing Authority Board of Directors worksession.



The project will include an assessment of vacant land available for housing development and recommendations to support additional affordable development in Washington County.

- Housing Affordability Work Plan Item

The LUT 2016 Work Plan includes a Tier 1 task addressing housing affordability. Housing staff will work with Land Use and Transportation on this task and determine how information from projects (including the MURP workshop project) can feed into this effort. If the work plan aims to develop a County housing strategy, including housing for all income levels, it will need to be a broad effort.

The City of Portland is currently exploring a mandatory inclusionary zoning policy and a Construction Excise Tax to provide revenue to support affordable development. It is likely that Portland's policy recommendations and outcomes will inform potential strategies in Washington County.

- HAC Vacancies

One At-Large position is now vacant due to Annee VonBorg's resignation. Recruitment for this position will be open from May 3-June 14, 2016. This position will be for the remaining term, expiring on March 31, 2017.

The Resident position opened due to LaShanda Williams' resignation will be included in the next Boards and Commissions announcement in October. This position will be for the remaining term, expiring on March 31, 2018.

Applications are available on the County website at <http://www.co.washington.or.us/CAO/BoardsCommissions/boardandcommissionform.cfm>

VII. NEW BUSINESS

- HAC Fall 2016 Retreat

The 2016 retreat is tentatively scheduled for Friday, October 14, 2016. The group discussed possible themes and speakers for this event. Val Valfre will contact Kurt Creager, Portland Housing Bureau Director, to determine if he is available to serve as one of the presenters at the retreat.

VIII. RESOLUTIONS/ACTION ITEMS

YaLing Huang-Dressel presented the FY2016-17 budget to the HAC for review and recommendation to the Housing Authority Board of Directors. The presentation included a general overview of the budget document and questions from HAC members.



The Housing Authority is a component unit of Washington County and the Department of Housing Services, and includes six major budget programs.

- Section 8 Housing Choice Voucher Program includes Housing Choice Vouchers and VASH vouchers. HAWC receives restricted funding from HUD for Housing Assistance Payments (HAP) and program administration. HUD provides administration funding at about 79% proration, and the FY2016-17 budget assumes 80% proration.

Melanie Fletcher clarified how Section 8 residents can become rent-burdened through rent increases. Affordability tests are only applied when a tenant leases up. If subsequent rent increases exceed the maximum HAP payment, that cost is borne by the tenant—even if it exceeds 40% of their income.

- Low Rent Public Housing receives funding through HUD. HUD subsidies are based on the difference between tenant rent payments and operating costs for the program. The tenant portion of the rent is limited to 30% of their household's gross income, up to a maximum flat rent. Tenants can remain in public housing as long as they continue to qualify for the program—there is no time limit for the program.
- USDA Kaybern Terrace is a 12-unit complex funded with rental subsidy from the USDA.
- Local Fund is a partially-restricted program, largely funded by management fees and contract payments from agreements with developers and housing providers such as Quantama Crossing.
- Affordable Housing includes 524 units that were refinanced with a County bond measure in 2010. Revenues from these properties are restricted to use at the affordable properties, and will be used to address maintenance needs.
- Aloha Park is an affordable property, and revenues are restricted to use at the Aloha Park property.

Motion: Approve the 2016-17 HAWC operating budget for submission to the Housing Authority Board of Directors—Jack Schwab

Second: Sid Scott

All approve

IX. ADJOURNMENT

Meeting adjourned at 11:01 a.m.

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



V. EXECUTIVE DIRECTOR'S REPORT

The Housing Authority of Washington County (HAWC) is actively engaged in its mission to assist low-income families and individuals in obtaining housing and services leading to self-sufficiency. These efforts are best summarized into the following four primary categories: Operations, Finance, Affordable Housing and Other Initiatives.

Housing Authority Operations: The following operations support the local mission of the Housing Authority:

The Housing Authority is working with government and community partners to increase housing affordability while minimizing displacement and homelessness. Lack of affordable housing is a root cause of homelessness, and HAWC is working with lenders, developers, partners and jurisdictions to facilitate and/or broker affordable housing development. Collaborations with Washington County Thrives, the Community Housing Fund, and the Office of Community Development have been instrumental in advancing these efforts.

- **Capital Repair Investment:** HAWC has made progress in its efforts to prioritize and address over \$1 million in deferred capital repair issues, to include roofing, parking lots, siding, and exterior painting. Many of these projects are in progress or completed.

Housing Authority Finances: The Washington County FY2016-17 Budget was approved by the Board of County Commissioners on June 28. The Housing Authority budget was also approved by the Housing Authority Board of Directors on June 28.

The Department of Housing Services budget includes several efforts promote affordable housing and homeless initiatives through the Housing Authority, the Department of Housing Services and/or partner agencies in response to the current housing crisis. These initiatives include:

- **Housing Production Opportunity Fund: \$300,000:** This is a Washington County Thrives priority to accelerate the production of regulated affordable housing, focused on strategic short-term investments to advance the housing production timeline for building and/or preserving affordable housing.
- **Prevention Rent Assistance: \$150,000:** A second Washington County Thrives priority, this initiative provides immediate short-term support to extremely rent-burdened households who are homeless or at risk of displacement.
- **Community Connect: \$75,000:** Funding to support Washington County's integrated point of entry for local, state and federal resources for homeless.



- Affordable Housing Development Initiative: \$30,000: Funding for the Washington County Housing Affordability Work Plan and the Housing Production Opportunity Fund to explore options and best practices to encourage construction and preservation of affordable housing.
- Homeless Program Administration: \$40,000: Supports the 10-Year to End Homelessness and the administration costs for Federal McKinney-Vento Homeless grant programs.
- Health Careers NW Grant: \$41,000: The Health Careers NW program (sponsored by Worksystems, Inc.) provides grant funding for training and education for low-income jobseekers entering the health care field. County funding covers non-reimbursable administrative costs associated with the grant.
- Homeless to Work Program: \$20,000: This joint venture with Community Corrections is the only single adult homeless program in the County, and focuses on obtaining income and permanent housing at the end of the participation period. Funding will cover increased administrative costs.
- Community Alliance of Tenants Renter Rights Hotline: \$10,000: Funding will support CAT's Renter's Rights Hotline and tenant education programs that help minimize displacement of low-income renters.

Housing Authority Affordable Housing & Services Initiatives: The following operations support active involvement in partnerships to promote affordable housing, prevent homelessness, and increase self-sufficiency:

Project Updates:

- Orchards at Orenco: HAWC is a limited partner to this project (Phase I and Phase II) and has awarded 16 Project-Based Vouchers (PBVs) to the site (8 PBVs per Phase) to serve families making 30% or less AMI. Phase I was recognized as the largest multi-family housing project constructed to "passive house" standards in the nation and is currently fully occupied. Phase II completed its construction phase and had its Grand Opening on August 10. An additional 8 PBVs were awarded in December 2015 to Orchards Phase III. Orchards Phase III did not receive HOME funding in last year's cycle, but is applying for HOME and 9% LIHTCs this year.
- Bridge Meadows in Beaverton: Bridge Meadows is a proposed 36-unit Intergenerational project. This Beaverton project will incorporate the same housing model as the Portland Bridge Meadows development – families with foster children interacting with seniors who volunteer their time to assist these children, and in turn receive reduced rents. This project includes 8 project-based vouchers, HOME funds,



and State LIHTC (Low Income Housing Tax Credit) funding. It is scheduled to have a special ground breaking ceremony on September 7th at 10:00 am.

- Cornelius Place: Bienestar's 45-unit mixed-use library and senior housing project was awarded 8 PBVs and HOME funds in 2015 and 2016. The project has since been granted \$500,000 in Oregon lottery funds, and will apply for 9% LIHTC funds in September.
- Sunset View Apartments: Construction continues on this 236-unit, 10-building project and clubhouse. The project is affordable to households at 60% MFI, with 24 project-based units (10%) restricted to households at 30% MFI and below. The development will be completed in phases, with occupancy beginning in January 2017. HAWC has opened its waitlist for project-based assistance, and the property waitlist will be opened in late fall (<http://www.pedcormanagement.net/SunsetView.aspx>).
- Pomeroy Place Apartments (formerly Blanton Street Veterans Housing): Northwest Housing Alternatives' Pomeroy Place Apartments is a 20-unit development near 185th Avenue and TV Highway in Aloha that received HOME funding, Low-Income Weatherization funds and State GHAP (General Housing Account Program) funds. The Housing Authority awarded 5 Project-based VASH vouchers and 15 Project-based Section 8 vouchers to this project to allow deep rental subsidy for 20 extremely low-income and homeless veterans and their families. Service providers include Sequoia Mental Health, Veterans Administration, Washington County Community Action and the Salvation Army Veterans & Family Center. This project should begin construction in November and be completed in July 2017.
- Tigard Triangle Project: This is a 47-unit project proposed by Community Partners for Affordable Housing (CPAH). This project was awarded 8 project-based vouchers. Construction timeline: TBD
- Cornell and Murray Project: This proposed 48-unit CPAH project at the corner of NW Cornell and Murray was awarded 8 project-based vouchers. An additional 4 PBVs have been requested. The County has begun negotiating exclusively with CPAH regarding transfer of this property site. The County has also submitted proposal for a Metro Equitable Housing grant that would help support this project.
- Willow Creek Project: This affordable housing project will offer a mix of studios and 1- bedrooms (in demand by millennials and seniors), and some 2-bedroom units close to light rail, public transit and services. Design details are still being formulated but innovative design could allow between 47 and 80 new affordable units. Questions about this project should be directed to Komi Kalevor or Val Valfre.



Other Initiatives:

- Local Innovation and Fast Track Housing Development Program (LIFT): This initiative was authorized through passage of HB 2198 and its allocation of allocation of \$62.5M for housing. This allocation included \$40M in General Obligation (GO) Q11 Bonds for the LIFT program and \$20M for mental health-related housing and \$2.5M for affordable housing preservation using lottery-backed bonds. The final LIFT program framework was approved by the State Housing Stability Council on May 6, 2016. Subsidy per unit was increased to \$38,000 in response to stakeholder concerns. This funding level will still require innovative ideas and partnerships to create timely affordable housing projects and design that are less costly to produce. A NOFA may be released in September 2016. There is some concern due to the unique use of GO bonds for affordable housing and the restricted subsidy per unit that the number of applications will be small.
- HUD Section 811 Supportive Housing for Persons with Disabilities Program: The State received this award in late 2013, but did not receive HUD funds until 2015. Federal agencies and Oregon Health Authority have developed guidelines for this program that provide only project rental assistance, but no capital dollars for construction or rehabilitation. OHCS will first look at its current portfolio for placement of these units. If there is insufficient interest, then they will look at projects coming into their competitive NOFA rounds to place this funding. Local and regional partners would like to see more capital dollars allocated toward the DD/DI populations, as much of the existing housing is aging. A NOFA is anticipated to be released later this year.
- Housing Trust Fund: The Housing Trust Fund was authorized to release funding for affordable housing development. The State of Oregon will receive \$3.0 million this year. Funding restrictions (e.g., eligibility, etc.) will be similar to those associated with the HOME Investment Partnership Program. Specifics and timing on the application process: TBD.
- Housing Affordability Initiatives: We have been preparing presentations to the Cities and partners regarding possible strategies and tools (IZ, CET, SDC/fee reductions, tax abatement, etc.) to enhance production and/or preservation of affordable housing in their jurisdictions. I will assist a City of Forest Grove Council Workgroup as it prepares its affordable housing plan. Housing is also working with other County partners to implement recommendations from the PSU MURP workshop Affordable Housing Development Strategy final report.



- Oregon State NOFA (Notice of Funding Availability) Timeline:
The following timeline is an estimate only, but good for planning purposes:
 - LIHTC and HOME NOFAs – Due: September 12; December awards
 - Mental Health Housing NOFA – Due: August 29; November or December awards
 - Estimated LIFT NOFA – September NOFA Open; December awards

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

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



VI. STAFF REPORTS
A. Financial Statement

1. Financial Report to the Housing Advisory Committee

Cash Flow

Along with comparison to budget, comparison to prior year is shown for all programs.

For June FYTD, cash flow from operations of \$1,261,864 was favorable to budget by \$979,757 and favorable to the prior year by \$563,574.

Section 8 had positive cash flow from operations of \$85,567 which was \$138,132 favorable to budget. The favorable variance is due to 3% higher admin fee proration and lower administration cost which was the result of partial vacancies during the fiscal year.

Public Housing had negative cash flow of \$78,167 which was \$70,141 unfavorable to budget; the decrease was due to an adjustment to write-off \$60,810 receivable from HUD recorded in FY13-14 prior to 88.79% proration applied to CY2014 Operating Subsidy and higher repair and maintenance cost due to more turnovers.

Kaybern Terrace cash flow of \$19,366 was \$8,034 favorable to budget and favorable to the prior year by \$12,215.

Aloha Park had positive cash flow from operations of \$25,843, favorable to budget by \$22,872; this program is anticipated to operate at breakeven.

The Local Fund had positive cash flow of \$727,973, favorable to budget by \$780,525; the favorable variance is due to unanticipated cash flow distribution from Quatama Crossing Property, which the Authority holds 50% of the general partnership interest ownership. The excess cash flow from this property is the result of paying off one of two bonds issued in 2005. The monthly cash flow distribution from this property has been about \$127,000 per month since January 2016.

Affordable Housing had positive cash flow from operations of \$481,283, favorable to budget by \$100,336, which was due to decrease in vacancy loss and lower operation costs. The required \$1,728,807 restricted bond reserve has been fully funded, about \$220,000 of the cash flow was reinvested back to the properties for several overdue replacement items, i.e. roof replacement, sidewalk, parking lot overlay, exterior painting etc.

Statement of Net Position (Balance Sheet)

Restricted net assets in the Public Housing program had been transferred to Affordable Housing to eliminate the negative balance in unrestricted net assets.

Total unrestricted cash is a positive number: \$3,585,277, which \$1,009,464 of the total unrestricted cash is limited to Section 8, Public Housing and Kaybern Terrace programs. Previous year unrestricted cash had balance of \$1,766,728, which \$976,024 was limited to Section 8, Public Housing and Kaybern Terrace programs.



VI. STAFF REPORTS
A. Financial Statement
2. Year-To-Date Cash Flow - Expanded
Working Capital Basis
HOUSING AUTHORITY – UNAUDITED
July 2015 – June 2016

	Section 8	Public Housing	Kaybern (USDA)	Aloha Park	Local Fund	Affordable Housing	Total
Operating revenue							
Federal/State operating subsidies	1,923,667	1,239,419	23,356	-	159,461	14,772	3,360,675
Gross billable rent	-	691,844	63,170	530,600	92,840	4,627,348	6,005,802
Vacancy loss	-	(5,018)	(192)	(8,895)	(1,245)	(69,467)	(84,817)
Premiums (concessions/loss-to-lease)	-	(345)	(40)	(15,222)	(54)	(98,359)	(114,020)
Other tenant revenue	-	40,188	1,960	5,186	5,309	97,993	150,637
Tenant revenue	-	726,669	64,898	511,669	96,850	4,557,515	5,957,601
Other revenue (incl GF subsidy)	47,638	23,315	1,077	8,473	779,130	281,852	1,141,485
Total operating revenue	1,971,305	1,989,404	89,331	520,143	1,035,441	4,854,138	10,459,761
Operating expenses:							
Repair and maintenance	-	1,126,940	17,005	172,384	22,665	1,249,805	2,588,799
Operations	1,410,441	366,495	9,875	113,169	208,357	760,390	2,868,726
Utilities	-	87,485	10,360	58,714	6,771	500,531	663,861
Insurance	5,926	37,454	729	20,329	1,262	91,481	157,181
PILOT	-	60,453	-	-	-	-	60,453
Bad debt, net of recoveries	-	16,852	1,528	13,472	618	41,572	74,042
Other	26,444	1,000	-	-	1,894	-	29,338
Total operating expenses	1,442,812	1,696,680	39,497	378,067	241,566	2,643,779	6,442,400
Net program income	528,493	292,724	49,834	142,076	793,874	2,210,359	4,017,361
Other ongoing cash outflows:							
Internal management/agency overhead	421,593	355,312	-	-	51,258	804	828,967
Bank service charges	3,574	39	25	30	-	204	3,871
Audit fees	17,760	15,540	26	1,500	2,359	1,165	38,350
Debt service	-	-	30,417	114,703	12,285	1,726,904	1,884,309
Total outflows	442,927	370,891	30,468	116,233	65,901	1,729,077	2,755,497
Cash flow from operations	85,567	(78,167)	19,366	25,843	727,973	481,283	1,261,864
Other unrestricted cash inflows (outflows):							
Investment income - unrestricted	2,423	7,284	390	5,317	12,558	9,057	37,029
Capital fund receipts	-	96,794	-	-	-	-	96,794
Capitalized modernization	(4,750)	(195,038)	-	(121,782)	(90,121)	(220,426)	(632,117)
Debt Issuance Costs	-	-	-	-	-	-	-
Loan from Berkadia Bank	-	-	-	-	-	-	-
Transfers to (from) Local Fund	-	-	-	-	-	-	-
Transfers from General Fund	-	-	-	-	143,724	-	143,724
Transfers to restricted cash - CAO	-	-	-	-	-	(172,644)	(172,644)
Transfers from (to) restricted cash - Repl Res	-	-	-	(36,000)	-	(136,680)	(172,680)
Section 18 transfers from Public Housing	-	-	-	-	1,139	164,309	165,448
Net unrestricted cash flows	83,240	(169,127)	19,756	(126,622)	795,272	124,899	727,418
Restricted cash flows:							
Housing Assistance Payments earned	20,743,744	-	-	-	-	-	20,743,744
Housing Assistance Payments	(20,924,965)	-	-	-	-	-	(20,924,965)
Investment income - restricted	839	285	-	-	-	-	1,124
Transfers from unrestricted - CAO	-	-	-	-	-	172,644	172,644
Transfers from (to)unrestricted - Repl Res	-	-	-	36,000	-	136,680	172,680
Purchased from replacement reserves	-	-	-	-	-	-	-
Sec 18 transfers to Affordable Housing	-	(165,448)	-	-	-	-	(165,448)
Total restricted cash flows	(180,382)	(165,163)	-	36,000	-	309,324	(221)
Net cash flows	(97,142)	(334,290)	19,756	(90,622)	795,272	434,223	727,198



VI. STAFF REPORTS
A. Financial Statement
3. Year-To-Date Cash Flow – Expanded
Working Capital Basis
HOUSING AUTHORITY – UNAUDITED
July 2015 – June 2016

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Federal/State operating subsidies	3,360,675	3,313,947	46,728	3,373,502	(12,827)
Gross billable rent	6,005,802	6,022,710	(16,908)	5,895,582	110,220
Vacancy loss	(84,817)	(184,723)	99,906	(169,234)	84,417
Premiums (concessions/loss-to-lease)	(114,020)	(89,476)	(24,544)	(126,168)	12,148
Other tenant revenue	150,637	153,412	(2,775)	226,870	(76,233)
Tenant revenue	5,957,601	5,901,923	55,678	5,827,050	130,551
Other revenue (incl GF subsidy)	1,141,485	365,308	776,177	539,489	601,996
Total operating revenue	10,459,761	9,581,178	878,583	9,740,041	719,720
Operating expenses:					
Repair and maintenance	2,588,799	2,531,494	(57,305)	2,531,968	(56,831)
Operations	2,868,726	2,912,530	43,804	2,898,302	29,576
Utilities	663,861	650,208	(13,653)	614,581	(49,280)
Insurance	157,181	183,799	26,618	165,861	8,680
PILOT	60,453	60,453	-	57,838	(2,615)
Bad debt, net of recoveries	74,042	70,362	(3,680)	112,669	38,627
Other	29,338	53,361	24,023	35,534	6,196
Total operating expenses	6,442,400	6,462,207	19,807	6,416,753	(25,647)
Net program income	4,017,361	3,118,971	898,390	3,323,288	694,073
Other ongoing cash outflows:					
Internal management/agency overhead	828,967	908,733	79,766	702,170	(126,797)
Bank service charges	3,871	4,334	463	4,030	159
Audit fees	38,350	38,982	632	36,599	(1,751)
Debt service	1,884,309	1,884,815	506	1,882,199	(2,110)
Total outflows	2,755,497	2,836,864	81,367	2,624,998	(130,499)
Cash flow from operations	1,261,864	282,107	979,757	698,290	563,574
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	37,029	14,352	22,677	15,606	21,423
Capital fund receipts	96,794	38,034	58,760	34,274	62,520
Capitalized modernization	(632,117)	(38,034)	(594,083)	(522,436)	(109,681)
Debt Issuance Costs	-	-	-	(135,725)	135,725
Loan from Berkadia Bank	-	819,756	(819,756)	-	-
Transfers to (from) Local Fund	-	-	-	-	-
Transfers from General Fund	143,724	143,724	-	99,474	44,250
Transfers to restricted cash - CAO	(172,644)	(185,798)	13,154	(397,153)	224,509
Transfers from (to) restricted cash - Repl Res	(172,680)	(172,680)	-	(168,720)	(3,960)
Section 18 transfers from Public Housing	165,448	171,583	(6,135)	1,013,085	(847,637)
Net unrestricted cash flows	727,418	1,073,044	(345,625)	636,695	90,723
Restricted cash flows:					
Housing Assistance Payments earned	20,743,744	20,447,172	296,572	20,910,492	(166,748)
Housing Assistance Payments	(20,924,965)	(20,447,172)	(477,793)	(20,713,009)	(211,956)
Investment income - restricted	1,124	-	1,124	4,717	(3,593)
Transfers from unrestricted - CAO	172,644	185,798	(13,154)	397,153	(224,509)
Transfers from (to)unrestricted - Repl Res	172,680	172,680	-	168,720	3,960
Purchased from replacement reserves	-	-	-	-	-
Sec 18 transfers to Affordable Housing	(165,448)	(171,583)	6,135	(1,013,085)	847,637
Total restricted cash flows	(221)	186,895	(187,116)	(245,012)	244,791
Net cash flows	727,198	1,259,939	(532,741)	391,683	335,515



VI. STAFF REPORTS
A. Financial Statement
4. Year-To-Date Cash Flow – Expanded
 Working Capital Basis
SECTION 8 – UNAUDITED
 July 2015 – June 2016

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Federal/State operating subsidies	1,923,667	1,865,737	57,930	1,826,984	96,683
Gross billable rent		-	-	-	-
Vacancy loss		-	-	-	-
Premiums (concessions/loss-to-lease)		-	-	-	-
Other tenant revenue		-	-	-	-
Tenant revenue	-	-	-	-	-
Other revenue (incl GF subsidy)	47,638	59,061	(11,423)	53,072	(5,434)
Total operating revenue	1,971,305	1,924,798	46,507	1,880,056	91,249
Operating expenses:					
Repair and maintenance	-	-	-	-	-
Operations	1,410,441	1,424,518	14,077	1,396,485	(13,956)
Utilities	-	-	-	-	-
Insurance	5,926	6,096	170	5,908	(18)
PILOT	-	-	-	-	-
Bad debt, net of recoveries	-	-	-	-	-
Other	26,444	52,000	25,556	34,214	7,770
Total operating expenses	1,442,812	1,482,614	39,802	1,436,607	(6,205)
Net program income	528,493	442,184	86,309	443,449	85,044
Other ongoing cash outflows:					
Internal management/agency overhead	421,593	471,917	50,324	355,040	(66,553)
Bank service charges	3,574	3,832	258	3,688	114
Audit fees	17,760	19,000	1,240	17,572	(188)
Debt service	-	-	-	-	-
Total outflows	442,927	494,749	51,822	376,300	(66,627)
Cash flow from operations	85,567	(52,565)	138,132	67,149	18,418
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	2,423	-	2,423	318	2,105
Capital fund receipts	-	-	-	-	-
Capitalized modernization	(4,750)	-	(4,750)	-	(4,750)
Debt Issuance Costs	-	-	-	-	-
Loan from Berkadia Bank	-	-	-	-	-
Transfers to (from) Local Fund	-	-	-	-	-
Transfers from General Fund	-	-	-	-	-
Transfers to restricted cash - CAO	-	-	-	-	-
Transfers from (to) restricted cash - Repl Res	-	-	-	-	-
Section 18 transfers from Public Housing	-	-	-	-	-
Net unrestricted cash flows	83,240	(52,565)	135,805	67,467	15,773
Restricted cash flows:					
Housing Assistance Payments earned	20,743,744	20,447,172	296,572	20,910,492	(166,748)
Housing Assistance Payments	(20,924,965)	(20,447,172)	(477,793)	(20,713,009)	(211,956)
Investment income - restricted	839	-	839	-	839
Transfers from unrestricted - CAO	-	-	-	-	-
Transfers from (to)unrestricted - Repl Res	-	-	-	-	-
Purchased from replacement reserves	-	-	-	-	-
Sec 18 transfers to Affordable Housing	-	-	-	-	-
Total restricted cash flows	(180,382)	-	(180,382)	197,483	(377,865)
Net cash flows	(97,142)	(52,565)	(44,577)	264,950	(362,092)



VI. STAFF REPORTS
A. Financial Statement
5. Year-To-Date Cash Flow – Expanded
 Working Capital Basis
PUBLIC HOUSING (Excl. Kaybern) – UNAUDITED
 July 2015 – June 2016

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Federal/State operating subsidies	1,239,419	1,278,085	(38,666)	1,335,567	(96,148)
Gross billable rent	691,844	726,981	(35,137)	663,734	28,110
Vacancy loss	(5,018)	(3,500)	(1,518)	(6,197)	1,179
Premiums (concessions/loss-to-lease)	(345)	(216)	(129)	(516)	171
Other tenant revenue	40,188	44,000	(3,812)	44,423	(4,235)
Tenant revenue	726,669	767,265	(40,596)	701,444	25,225
Other revenue (incl GF subsidy)	23,315	7,000	16,315	15,574	7,741
Total operating revenue	1,989,404	2,052,350	(62,946)	2,052,585	(63,181)
Operating expenses:					
Repair and maintenance	1,126,940	1,096,572	(30,368)	1,056,575	(70,365)
Operations	366,495	378,194	11,699	393,582	27,087
Utilities	87,485	83,823	(3,662)	78,637	(8,848)
Insurance	37,454	48,071	10,617	38,046	592
PILOT	60,453	60,453	-	57,838	(2,615)
Bad debt, net of recoveries	16,852	-	(16,852)	37,834	20,982
Other	1,000	-	(1,000)	-	(1,000)
Total operating expenses	1,696,680	1,667,113	(29,567)	1,662,512	(34,168)
Net program income	292,724	385,237	(92,513)	390,073	(97,349)
Other ongoing cash outflows:					
Internal management/agency overhead	355,312	377,710	22,398	290,994	(64,318)
Bank service charges	39	108	69	99	60
Audit fees	15,540	15,445	(95)	14,916	(624)
Debt service	-	-	-	-	-
Total outflows	370,891	393,263	22,372	306,009	(64,882)
Cash flow from operations	(78,167)	(8,026)	(70,141)	84,064	(162,231)
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	7,284	5,955	1,329	6,038	1,246
Capital fund receipts	96,794	38,034	58,760	34,274	62,520
Capitalized modernization	(195,038)	(38,034)	(157,004)	(90,731)	(104,307)
Debt Issuance Costs	-	-	-	-	-
Loan from Berkadia Bank	-	-	-	-	-
Transfers to (from) Local Fund	-	-	-	-	-
Transfers from General Fund	-	-	-	-	-
Transfers to restricted cash - CAO	-	-	-	-	-
Transfers from (to) restricted cash - Repl Res	-	-	-	-	-
Section 18 transfers from Public Housing	-	-	-	-	-
Net unrestricted cash flows	(169,127)	(2,071)	(167,056)	33,645	(202,772)
Restricted cash flows:					
Housing Assistance Payments earned	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-
Investment income - restricted	285	-	285	4,717	(4,432)
Transfers from unrestricted - CAO	-	-	-	-	-
Transfers from (to)unrestricted - Repl Res	-	-	-	-	-
Purchased from replacement reserves	-	-	-	-	-
Sec 18 transfers to Affordable Housing	(165,448)	(171,583)	6,135	(1,013,085)	847,637
Total restricted cash flows	(165,163)	(171,583)	6,420	(1,008,368)	843,205
Net cash flows	(334,290)	(173,654)	(160,636)	(974,723)	640,433



VI. STAFF REPORTS
A. Financial Statement
6. Year-To-Date Cash Flow – Expanded
 Working Capital Basis
 KAYBERN TERRACE (USDA) – UNAUDITED
 July 2015 – June 2016

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Federal/State operating subsidies	23,356	23,191	165	22,681	675
Gross billable rent	63,170	65,655	(2,485)	63,779	(609)
Vacancy loss	(192)	(1,970)	1,778	(897)	705
Premiums (concessions/loss-to-lease)	(40)	-	(40)	-	(40)
Other tenant revenue	1,960	1,713	247	1,517	443
Tenant revenue	64,898	65,398	(500)	64,399	499
Other revenue (incl GF subsidy)	1,077	1,551	(474)	1,359	(282)
Total operating revenue	89,331	90,140	(809)	88,439	892
Operating expenses:					
Repair and maintenance	17,005	24,381	7,376	23,814	6,809
Operations	9,875	9,668	(207)	8,998	(877)
Utilities	10,360	11,403	1,043	11,315	955
Insurance	729	926	197	750	21
PILOT	-	-	-	-	-
Bad debt, net of recoveries	1,528	1,962	434	1,611	83
Other	-	-	-	-	-
Total operating expenses	39,497	48,340	8,843	46,488	6,991
Net program income	49,834	41,800	8,034	41,951	7,883
Other ongoing cash outflows:					
Internal management/agency overhead		-	-	-	-
Bank service charges	25	25	-	25	-
Audit fees	26	26	-	25	(1)
Debt service	30,417	30,417	-	34,750	4,333
Total outflows	30,468	30,468	-	34,800	4,332
Cash flow from operations	19,366	11,332	8,034	7,151	12,215
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	390	289	101	287	103
Capital fund receipts	-	-	-	-	-
Capitalized modernization	-	-	-	-	-
Debt Issuance Costs	-	-	-	-	-
Loan from Berkadia Bank	-	-	-	-	-
Transfers to (from) Local Fund	-	-	-	-	-
Transfers from General Fund	-	-	-	-	-
Transfers to restricted cash - CAO	-	-	-	-	-
Transfers from (to) restricted cash - Repl Res	-	-	-	-	-
Section 18 transfers from Public Housing	-	-	-	-	-
Net unrestricted cash flows	19,756	11,621	8,135	7,438	12,318
Restricted cash flows:					
Housing Assistance Payments earned	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-
Investment income - restricted	-	-	-	-	-
Transfers from unrestricted - CAO	-	-	-	-	-
Transfers from (to)unrestricted - Repl Res	-	-	-	-	-
Purchased from replacement reserves	-	-	-	-	-
Sec 18 transfers to Affordable Housing	-	-	-	-	-
Total restricted cash flows	-	-	-	-	-
Net cash flows	19,756	11,621	8,135	7,438	12,318



VI. STAFF REPORTS
A. Financial Statement
7. Year-To-Date Cash Flow – Expanded
Working Capital Basis
ALOHA PARK – UNAUDITED
July 2015 – June 2016

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Federal/State operating subsidies	-	-	-	7,200	(7,200)
Gross billable rent	530,600	532,128	(1,528)	532,128	(1,528)
Vacancy loss	(8,895)	(22,015)	13,120	(57,061)	48,166
Premiums (concessions/loss-to-lease)	(15,222)	(30,000)	14,778	(14,949)	(273)
Other tenant revenue	5,186	6,600	(1,414)	20,342	(15,156)
Tenant revenue	511,669	486,713	24,956	480,461	31,208
Other revenue (incl GF subsidy)	8,473	7,400	1,073	7,665	808
Total operating revenue	520,143	494,113	26,030	495,326	24,817
Operating expenses:					
Repair and maintenance	172,384	149,240	(23,144)	210,361	37,977
Operations	113,169	138,423	25,254	118,953	5,784
Utilities	58,714	61,600	2,886	60,549	1,835
Insurance	20,329	22,500	2,171	25,875	5,546
PILOT	-	-	-	-	-
Bad debt, net of recoveries	13,472	4,500	(8,972)	6,725	(6,747)
Other	-	-	-	-	-
Total operating expenses	378,067	376,263	(1,804)	422,463	44,396
Net program income	142,076	117,850	24,226	72,863	69,213
Other ongoing cash outflows:					
Internal management/agency overhead		-	-	-	-
Bank service charges	30	-	(30)	6	(24)
Audit fees	1,500	176	(1,324)	82	(1,418)
Debt service	114,703	114,703	0	107,754	(6,949)
Total outflows	116,233	114,879	(1,354)	107,842	(8,391)
Cash flow from operations	25,843	2,971	22,872	(34,979)	60,822
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	5,317	-	5,317	-	5,317
Capital fund receipts	-	-	-	-	-
Capitalized modernization	(121,782)	-	(121,782)	(392,203)	270,421
Debt Issuance Costs	-	-	-	(135,725)	135,725
Loan from Berkadia Bank		819,756	(819,756)	-	-
Transfers to (from) Local Fund		(605,887)	605,887	(387,118)	387,118
Transfers from General Fund		-	-	-	-
Transfers to restricted cash - CAO		-	-	-	-
Transfers from (to) restricted cash - Repl Res	(36,000)	(36,000)	-	(32,040)	(3,960)
Section 18 transfers from Public Housing	-	-	-	-	-
Net unrestricted cash flows	(126,622)	180,840	(307,462)	(982,065)	855,443
Restricted cash flows:					
Housing Assistance Payments earned	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-
Investment income - restricted	-	-	-	-	-
Transfers from unrestricted - CAO		-	-	-	-
Transfers from (to)unrestricted - Repl Res	36,000	36,000	-	32,040	3,960
Purchased from replacement reserves	-	-	-	-	-
Sec 18 transfers to Affordable Housing	-	-	-	-	-
Total restricted cash flows	36,000	36,000	-	32,040	3,960
Net cash flows	(90,622)	216,840	(307,462)	(950,025)	859,403



VI. STAFF REPORTS
A. Financial Statement
7. Year-To-Date Cash Flow – Expanded
Working Capital Basis
LOCAL FUND – UNAUDITED
July 2015 – June 2016

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Federal/State operating subsidies	159,461	133,128	26,333	166,298	(6,837)
Gross billable rent	92,840	91,570	1,270	89,499	3,341
Vacancy loss	(1,245)	(11,816)	10,571	(8,915)	7,670
Premiums (concessions/loss-to-lease)	(54)	-	(54)	(20)	(34)
Other tenant revenue	5,309	4,500	809	39,239	(33,930)
Tenant revenue	96,850	84,254	12,596	119,803	(22,953)
Other revenue (incl GF subsidy)	779,130	14,375	764,755	187,494	591,636
Total operating revenue	1,035,441	231,757	803,684	473,595	561,846
Operating expenses:					
Repair and maintenance	22,665	30,673	8,008	39,353	16,688
Operations	208,357	169,621	(38,736)	260,641	52,284
Utilities	6,771	8,077	1,306	7,271	500
Insurance	1,262	1,720	458	1,324	62
PILOT	-	-	-	-	-
Bad debt, net of recoveries	618	-	(618)	-	(618)
Other	1,894	1,361	(533)	1,320	(574)
Total operating expenses	241,566	211,452	(30,114)	309,909	68,343
Net program income	793,874	20,305	773,569	163,686	630,188
Other ongoing cash outflows:					
Internal management/agency overhead	51,258	57,820	6,562	55,459	4,201
Bank service charges	-	7	7	5	5
Audit fees	2,359	2,745	386	2,863	504
Debt service	12,285	12,285	0	12,285	0
Total outflows	65,901	72,857	6,956	70,612	4,711
Cash flow from operations	727,973	(52,552)	780,525	93,074	634,899
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	12,558	9,350	3,208	8,183	4,375
Capital fund receipts	-	-	-	-	-
Capitalized modernization	(90,121)	-	(90,121)	(39,502)	(50,619)
Debt Issuance Costs	-	-	-	-	-
Loan from Berkadia Bank	-	-	-	-	-
Transfers to (from) Local Fund	-	605,887	(605,887)	387,118	(387,118)
Transfers from General Fund	143,724	143,724	-	99,474	44,250
Transfers to restricted cash - CAO	-	-	-	-	-
Transfers from (to) restricted cash - Repl Res	-	-	-	-	-
Section 18 transfers from Public Housing	1,139	4,472	(3,333)	19,198	(18,059)
Net unrestricted cash flows	795,272	710,881	84,391	567,545	227,727
Restricted cash flows:					
Housing Assistance Payments earned	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-
Investment income - restricted	-	-	-	-	-
Transfers from unrestricted - CAO	-	-	-	-	-
Transfers from (to)unrestricted - Repl Res	-	-	-	-	-
Purchased from replacement reserves	-	-	-	-	-
Sec 18 transfers to Affordable Housing	-	-	-	-	-
Total restricted cash flows	-	-	-	-	-
Net cash flows	795,272	710,881	84,391	567,545	227,727



VI. STAFF REPORTS
A. Financial Statement
9. Year-To-Date Cash Flow – Expanded
 Working Capital Basis
AFFORDABLE HOUSING – UNAUDITED
 July 2015 – June 2016

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Federal/State operating subsidies	14,772	13,806	966	14,772	-
Gross billable rent	4,627,348	4,606,376	20,972	4,546,442	80,906
Vacancy loss	(69,467)	(145,422)	75,955	(96,164)	26,697
Premiums (concessions/loss-to-lease)	(98,359)	(59,260)	(39,099)	(110,683)	12,324
Other tenant revenue	97,993	96,599	1,394	121,349	(23,356)
Tenant revenue	4,557,515	4,498,293	59,222	4,460,944	96,571
Other revenue (incl GF subsidy)	281,852	275,921	5,931	274,325	7,527
Total operating revenue	4,854,138	4,788,020	66,118	4,750,041	104,097
Operating expenses:					
Repair and maintenance	1,249,805	1,230,628	(19,177)	1,201,865	(47,940)
Operations	760,390	792,106	31,716	719,643	(40,747)
Utilities	500,531	485,305	(15,226)	456,809	(43,722)
Insurance	91,481	104,486	13,005	93,958	2,477
PILOT	-	-	-	-	-
Bad debt, net of recoveries	41,572	63,900	22,328	66,499	24,927
Other	-	-	-	-	-
Total operating expenses	2,643,779	2,676,425	32,646	2,538,774	(105,005)
Net program income	2,210,359	2,111,595	98,764	2,211,267	(908)
Other ongoing cash outflows:					
Internal management/agency overhead	804	1,286	482	677	(127)
Bank service charges	204	362	158	207	3
Audit fees	1,165	1,590	425	1,141	(24)
Debt service	1,726,904	1,727,410	506	1,727,410	506
Total outflows	1,729,077	1,730,648	1,571	1,729,435	358
Cash flow from operations	481,283	380,947	100,336	481,832	(549)
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	9,057	(1,242)	10,299	780	8,277
Capital fund receipts	-	-	-	-	-
Capitalized modernization	(220,426)	-	(220,426)	-	(220,426)
Debt Issuance Costs	-	-	-	-	-
Loan from Berkadia Bank	-	-	-	-	-
Transfers to (from) Local Fund	-	-	-	-	-
Transfers from General Fund	-	-	-	-	-
Transfers to restricted cash - CAO	(172,644)	(185,798)	13,154	(397,153)	224,509
Transfers from (to) restricted cash - Repl Res	(136,680)	(136,680)	-	(136,680)	-
Section 18 transfers from Public Housing	164,309	167,111	(2,802)	993,887	(829,578)
Net unrestricted cash flows	124,899	224,338	(99,439)	942,666	(817,767)
Restricted cash flows:					
Housing Assistance Payments earned	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-
Investment income - restricted	-	-	-	-	-
Transfers from unrestricted - CAO	172,644	185,798	(13,154)	397,153	(224,509)
Transfers from (to)unrestricted - Repl Res	136,680	136,680	-	136,680	-
Purchased from replacement reserves	-	-	-	-	-
Sec 18 transfers to Affordable Housing	-	-	-	-	-
Total restricted cash flows	309,324	322,478	(13,154)	533,833	(224,509)
Net cash flows	434,223	546,816	(112,593)	1,476,499	(1,042,276)



VI. STAFF REPORTS
A. Financial Statement
10. Statement of Net Assets
HOUSING AUTHORITY – UNAUDITED
June 2016

	Section 8	Public Housing	Kaybern (USDA)	Aloha Park	Local Fund	Affordable Housing	Total
Assets							
Current assets:							
Unrestricted cash and cash equivalents	229,777	716,446	63,241	906,485	2,092,577	(423,248)	3,585,277
Restricted cash and cash equivalents	76,629	77,717	1,530	38,531	5,050	316,068	515,525
Accounts receivable, net	2,237	87,510	1,756	5,603	208,220	70,476	375,803
Current portion of contracts receivable	—	480	—	—	3,501	—	3,981
Other current assets	1,325	6,627	—	0	4,535	15,920	28,407
Total current assets	309,968	888,781	66,527	950,619	2,313,883	(20,784)	4,508,993
Non-current assets:							
Restricted cash and cash equivalents	240,407	—	36,107	295,125	—	2,541,337	3,112,977
Contracts receivable	—	—	—	—	315,043	—	315,043
Capital assets, non-depreciable	—	3,625,840	50,000	41,617	490,310	4,095,129	8,302,896
Capital assets, depreciable, net	—	2,873,836	8,772	789,229	919,657	13,188,003	17,779,496
Total non-current assets	240,407	6,499,676	94,879	1,125,971	1,725,009	19,824,469	29,510,412
Total assets	550,375	7,388,456	161,407	2,076,591	4,038,893	19,803,685	34,019,406
Deferred bond refunding costs	—	—	—	—	—	2,351,971	2,351,971
Total assets and deferred outflow of resources	550,375	7,388,456	161,407	2,076,591	4,038,893	22,155,656	36,371,377
Liabilities							
Current liabilities:							
Accounts payable	39,447	96,288	1,479	(393)	8,578	107,821	253,221
Deferred revenue	—	5,436	12	1	31,167	1,890	38,506
Accrued interest payable - bonds and notes	—	—	2,519	7,172	53	637,596	647,340
Current portion of notes and contracts payable	—	—	4,724	29,198	11,435	703,189	748,546
Current liabilities payable from restricted assets:							
Tenant and other deposits	76,629	77,717	1,530	38,531	5,050	316,068	515,525
Total curr. liabilities payable from restr. assets	76,629	77,717	1,530	38,531	5,050	316,068	515,525
Total current liabilities	116,077	179,442	10,264	74,509	56,282	1,766,565	2,203,138
Non-current liabilities:							
Bonds payable	—	—	—	—	—	26,740,000	26,740,000
Contracts and notes payable	218,610	—	313,963	2,029,647	655,077	535,065	3,752,362
Total non-current liabilities	218,610	—	313,963	2,029,647	655,077	27,275,065	30,492,362
Total liabilities	334,687	179,442	324,227	2,104,156	711,359	29,041,630	32,695,500
Net Position							
Invested in capital assets	—	6,499,676	(259,915)	(1,227,999)	743,456	(8,343,151)	(2,587,934)
Restricted	21,797	—	36,107	295,125	—	2,541,337	2,894,367
Unrestricted	193,891	709,339	60,987	905,309	2,584,078	(1,084,160)	3,369,444
Total net position	215,688	7,209,014	(162,821)	(27,565)	3,327,534	(6,885,974)	3,675,877
Total liabilities and net position	550,375	7,388,456	161,407	2,076,591	4,038,893	22,155,656	36,371,377



VI. STAFF REPORTS
B. Section 8 and Low Rent Public Housing
1. Section 8 Waiting List
July 2016

Wait List Time Based on # of HH Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	1,128	520	409	202	118	52	20	9	4	1	2,463
Average Days	456	456	456	456	456	456	456	456	456	456	456

Wait List Based on Gender				
Gender	Female		Male	Total
Total	1,717		746	2,463

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
VOLOTT	53	62	577	27	1,464	160	120	2,463

Wait List Based on Ethnicity				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
VOLOTT	383	2,080	0	2,463

Wait List Based on HH Type					
Type	Disabled	Elderly	Family	Other	Total
VOLOTT	821	218	1,039	385	2,463

New waitlist, including clients who applied for the waitlist in May 2015 and were selected for the waitlist via random lottery.



WASHINGTON COUNTY
OREGON

VI. STAFF REPORTS
B. Section 8 and Low Rent Public Housing
2. Public Housing Average Vacancy Days

Fiscal Year-to-Date
July 2016

Average Vacancy Days - Public Housing

FY 2015-16		Units Turned Over This Month	Vacancy Days This Month	Average Vacancy Days Per Unit This Month	Total Vacant Units (FY cumulative total)	Total Vacancy Days (FY cumulative total)	Total Average Vacancy Days Per Unit (FY cumulative total)
July	2015	1	2	2.00	1	2	2.00
August	2015	3	38	12.67	4	40	10.00
September	2015	3	53	17.67	7	93	13.29
October	2015	2	20	10.00	9	113	12.56
November	2015	2	14	7.00	11	127	11.55
December	2015	4	77	19.25	15	204	13.60
January	2016	2	40	20.00	17	244	14.35
February	2016	4	46	11.50	21	290	13.81
March	2016	1	21	21.00	22	311	14.14
April	2016	0	0	0.00	22	311	14.14
May	2016	3	63	21.00	25	374	14.96
June	2016	5	75	15.00	30	449	14.97
FY 2016-17							
July	2016	1	11	11.00	1	11	11.00



VI. STAFF REPORTS
C. Affordable Housing

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

- a) Section 8 Waiting List: HAWC accepted applications for a new waitlist from May 2-9, 2015. There are 2,463 households on the VOLOTT waitlist (last report: 2,493).
- b) Public Housing Average Vacancy Days: Vacancy days for the month of July 2016 were at 11 (last report – 15). FY2016-17 reporting began July 1. HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days. HUD rates 20 days or below as an “A”.
- c) Occupancy Rates:
Public Housing: 100 % (last report – 100%)
Section 8: 95.04 % (last report – 93.375%)

We had 2,664 vouchers leased up on the first of July (last report – 2,606). Our Annual Contributions Contract (ACC) is 2,803 vouchers, so we need to lease up 139 vouchers to reach our authorized capacity. Note that HAWC’s ACC increased as of June 1, 2016 due to 10 new VASH vouchers!

HAWC has issued 89 vouchers since July 1, 2016. There are 167 vouchers outstanding and not under lease. Our monthly allocation of Section 8 HAP funds is 89.7%. Our goal of budget authority is 95% minimum.

- 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 is as follows:

	<u>Avg. Response</u>	<u>Our Goal</u>	<u>HUD Standard</u>
Emergency WO's	1.48 hrs.	3 hrs.	24 hrs.
Routine WO's	18.82 days	6 days	25 days



- **AFFORDABLE HOUSING**

HAWC owns and operates affordable properties included in financial reports under Local Fund, Affordable Housing, and two properties with stand-alone financials.

Total Occupancy: 97.14% (18 vacancies/629 units)

- a) Local Fund Properties (managed by HAWC and/or contractors) 38.46% (8 vacancies/13 units). Prairie Terrace, SW 53rd, and 192nd are vacant.
- b) Affordable Housing Properties (managed by Infinity): 98.09 % (10 vacancies/524 units)
- c) Kaybern Terrace (managed by Infinity): 100 % (0 vacancies/12 units)
- d) Aloha Park (managed by Infinity): 100 % (0 vacancies/80 units)

The 711 units at Quatama Crossing co-owned in a partnership and managed by Simpson Property Management are not included.

- **MAINTENANCE ACTIVITIES**

Turnovers:

- Maintenance turned over one (1) Public Housing unit.
- Repairs, painting, and landscaping were completed by Housing staff.
- Carpet and flooring was replaced in one (1) Public Housing unit and one (1) Transitional Housing unit.

Special Projects:

- Spot repair service was performed at one (1) Public Housing unit.
- Arborist services were performed at one (1) Public Housing unit.
- Shed storage was installed at one (1) Specialty Housing unit.
- Reported 142 year-to-date non-emergency work orders have been completed in an average of 18.82 days.
- Reported 100% of 4 year-to-date emergency work orders completed within 24 hours.



VI. STAFF REPORTS
D. Programs and Special Projects

• **PROJECT-BASED VOUCHERS**

The Housing Authority may authorize project-basing a maximum of 20% of its total voucher allocation, with approval from HUD. HAWC currently has project-based vouchers (PBV) allocated to Category I (chronically homeless), “special needs” vouchers, Category II (30% or less MFI), and VASH (for homeless veterans).

Remaining available project-based vouchers and project-based vouchers that have been awarded but are not yet project-based continue to be utilized as tenant-based vouchers. Vouchers are project-based as units become available and residents leave the Section 8 tenant-based voucher programs.

	Category I (chronic homeless)			Category II (30% MFI or under)			Special Needs			Project-Based VASH		
	Awarded	Project-based	Leased	Awarded	Project-based	Leased	Awarded	Project-based	Leased	Awarded	Project-based	Leased
Pluss Apartments (Luke-Dorf, Inc)							12	12	10			
Tom Brewer House (LifeWorks NW)							13	13	11			
The Knoll (CPAH)	12	12	12									
Fircrest Manor Apartments (Enterprise Community Partners)				15	15	13						
The Orchards at Orenco (REACH CDC)				24	13	13						
Alma Gardens (Northwest Housing Alternatives)				8	8	7				3	3	3
The Barcelona (CPAH)				8	8	8						
Housing TEAM- SAHMSA (Luke-Dorf, Inc)	20	20	20									
Cornelius Place (Bienestar)				8								
Bridge Meadows (Beaverton)				8								
Tigard Triangle (CPAH)				8								
Pomeroy Apartments (Northwest Housing Alternatives)				15						5		
Sunset View Apartments (Pedcor)				24								
Cornell & Murray (CPAH)				8								
T total PBVS	32	32	32	126	44	41	25	25	21	8	3	3

Awarded = Project has been allocated project-based vouchers contingent on satisfying RFP requirements.

Project-Based = Project is ready for occupancy and vouchers are attached to specific project-based voucher housing units in the property.

Leased = Units with project-based voucher assistance are occupied by an eligible client. HAWC provides HAP assistance to bring client's rent down to 30% of client's adjusted gross income.



- **FAMILY SELF-SUFFICIENCY (FSS) PROGRAM UPDATES**

Participant Information: as of 7/31/2016

- Total current FSS households: 90
 - 76 Section 8 participants
 - 14 Public Housing participants
- Total Escrow Balance: \$298,332.67
- Highest Escrow Balances:
 - \$23,004 Section 8
 - \$13,341 Public Housing
- Five active Individual Development Accounts (IDA, \$3 to \$1 matched account administered by CASA of Oregon)

Program actives

- Met with Portland Housing Center to establish a MOU for referring our FSS clients as well as providing information to all Housing Clients about getting into home ownership. This was a great meeting and we will be working to complete a MOU review and get information distributed.
- We partnered with HCNW to present budgeting and credit classes.

Pending Program actives

- We are looking to build a partnership with a non-profit organization to add grant funded resources to remove barriers to education and employment.



VI. STAFF REPORTS
E. Report on Homelessness

• **FEDERAL MCKINNEY-VENTO HOMELESS PROGRAM**

The U.S. Department of Housing and Urban Development (HUD) released the Notice of Funding Available (NOFA) for the FY2016 CoC Program competition administered under the CoC Program interim rule 24 CFR Part 578. The competition will make available \$1.9 billion to fund renewal and new programs nationally. Washington County will work with community partners to submit a funding request for \$3.2 million. The application is scheduled to go before the Board of County Commissioners for approval on September 13, 2016.

The President's FY2017 budget requests nearly \$6 billion in targeted homelessness assistance across federal agencies, with \$2.664 billion or an 11% increase over the FY2016 Homeless Assistance Programs.

Federal Homeless Program Funds	FY2011	FY2012	FY2013	FY2014¹	FY2015²	FY2016³	President Budget FY2017⁴
	\$1.901 billion	\$1.901 billion	\$1.929 billion	\$2.105 billion	\$2.135 billion	\$2.250 billion	\$2.664 billion
CoC Program Competitive Grant Funding	\$1.6 billion	\$1.6 billion	\$1.7 billion	\$1.8 billion	\$1.9 billion	\$1.918 billion	\$2.394 billion
County Grant Award – CoC Program	\$2.1 million	\$2.3 million	\$2.6 million	\$2.7 million	\$3.4 million	Application due 9/14/2016	
Emergency Shelter & Solutions Grant (ESG) Formula Funding	\$225 million	\$250 million	\$215 million	\$250 million	\$250 million	\$250 million	\$270 million
County ESG Entitlement Formula Funds	\$137,797	\$157,499	\$134,781 ⁵	\$152,317	\$165,058	\$164,525 ⁶	

• **CoC SYSTEM PERFORMANCE MEASUREMENT**

The McKinney-Vento Act requires all jurisdictional Continuum of Care (CoC) receiving Federal funds under the Act design a local system to assist people experiencing homelessness. This requirement is broadened in the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, and is used

¹ FY2014 Omnibus Appropriations; January 17, 2014.

² FY2015 Omnibus Appropriations, December 16, 2015

³ FY2016 Omnibus Appropriations, December 18, 2016

⁴ FY2017 President's Budget, February 9, 2016

⁵ FY2013 Emergency Solutions Grant reduced by Sequestration; HUD published May 30, 2013.

⁶ FY2016 Emergency Solution Grant reduced; ESG formula is based on percentage of CDBG funds that decreased



as selection criteria to award projects under HUD competitive grant opportunities. The CoC system performance measurements provide local stakeholders with data for evaluation and prioritization of funding, and creates accountability on how well the entire CoC serves people experiencing homelessness, to include street outreach activities, emergency shelter, safe haven, and housing programs; e.g. transitional, rapid re-housing, permanent supportive and permanent housing. A matrix is being developed with system performance benchmark data and current performance outcomes. This will be provided in future reports.

- **BY NAME LIST, A TARGETED APPROACH**

A By Name List (BNL) Team has been formed that includes the U.S. Department of Veteran Affairs, Community Action, and outreach workers to develop a master listing of homeless veterans and chronically homeless persons in our community that reside in campsites, abandoned buildings, vehicles, shelters, and engagement with Community Connect, the homeless assessment system. The BNL will contain actual names of individuals to ensure that service providers and partners that are working together have a clear set of people who require housing, and will focus engagement and rehousing activities on the most vulnerable and those who have been homeless the longest length of time.

The BNL will assist our community in planning for resources and work towards the goal of “function zero”, a term that identifies ending homelessness at any point in time when the number of people experiencing sheltered or unsheltered homelessness will be no greater than the current monthly housing placement rate for people experiencing homelessness.

Members of the team include outreach workers for youth and chronic homeless, a case worker for the US Veteran Affairs, and Community Action. This national initiative has been adopted in 25 cities to end veteran homelessness.

- **HUD-FUNDED COC PROGRAM MONITORING ACTIVITIES**

The Department of Housing Services administers \$3 million in federal CoC Program funds annually, and is required to perform on-site monitoring of subrecipient and service provider partner agencies. The monitoring is performed to assess the subrecipient’s fiscal management and performance, to review compliance with program regulations, to review past performance outcomes in meeting the needs of the homeless program participants, and gather critical information for making informed decisions about program effectiveness and to identify instances of fraud, waste and abuse of public funds.

Agency monitoring visits performed in June 2016 for projects funded by the CoC Program include Cascade AIDS Project, Community Action, Good Neighbor Center, Housing Independence, LifeWorks NW, Sequoia Mental Health Services, Inc., Luke-



Dorf, Inc., and Open Door Counseling Center. No findings were noted, demonstrating the work of agencies to ensure compliance to federal regulations.

- **EMERGENCY FOOD AND SHELTER PROGRAM - PHASE 33 FUNDING**

The Emergency Food and Shelter Program (EFSP) was created in 1983 to supplement the work of local social service organizations within the United States to help hungry and homeless people in need of emergency assistance.

The National EFSP Board held their business meeting in Portland on July 19, 2016, and performed on-site monitoring of services provided in all four counties on July 20, 2016. The Board discussed a need for advocacy is needed to sustain the EFSP funding, and that many legislative representatives are not aware of the services and housing provided under this funding initiative. The Board also noted FEMA has delayed expending funds due to internal capacity constraints created due to staff vacancy as a result of death, and compliance report reviews that were delayed due to errors in the reports.

The EFSP National Board uses a formula involving population and poverty data provided by the US Census, and unemployment data provided by the Bureau of Labor Statistics to determine eligibility of a civil jurisdiction to receive an allocation of funds. Federal FY2015 appropriation is \$120 million. The National EFSP Board allocated \$798,074 to the tri-county region that includes county allocations as follows: \$353,580 Portland/Multnomah, \$140,862 Clackamas and \$303,632 Washington. Clark County in Washington received zero (-0-) allocation, creating a gap in funds for the Clark County Food Bank, emergency shelters, and emergency rent assistance programs. Washington County received an increase in the allocation based on increased poverty.

Historical EFSP funding in Washington County:

\$303,632 FY2015 EFSP: \$91,090 shelter; \$142,707 rent; \$69,835 food/meals
\$233,686 FY2014 EFSP: \$68,704 shelter; \$107,635 rent; \$52,733 food/meals, \$4,614
Administration
\$193,869 FY2013 EFSP: \$59,161 shelter; \$91,118 rent; \$41,590 food/meals
\$204,489 FY2012 EFSP: \$73,616 shelter; \$89,975 rent; \$40,898 food/meals
\$ 62,988 FY2011 State EFSP Set-aside: \$0.00 shelter; \$50,390 rent; \$12,598
food/meals

- **COUNTY PREVENTION ASSISTANCE AIMS TO KEEP PEOPLE IN HOUSING**

The Washington County FY2016/17 General Fund provides \$150,000 in support of rental assistance funds for severely rent burdened households that are below 50% Area Median Income and pay more than 50% of their monthly income to rent assistance. This initiative was developed by the HSSN to address the increased



number of at-risk households entering Community Connect due to rent increases; e.g. seniors on fix incomes, low-income working families. Community Action will administer the rent assistance and provide a part-time housing specialist to work with the household and property management agency with a goal of housing stability. Reporting on outcomes and performance of the initiative will be provided by the Homeless Program Coordinator.

- **CASCADIA RISING '16 EARTHQUAKE EXERCISE**

A multi-agency regional 9.0 magnitude earthquake along the Cascadia Subduction Zone earthquake exercise was held on June 7 to June 10. The exercise provided local staff the opportunity to assess the needs of community shelter/mass care, develop proposed sites and resources, work with the American Red Cross (ARC) staff to activate the shelters, and develop messaging to the public.

In Washington County, a trailer with 100 cots and 200 blankets is available in support of ARC operations, and the exercise demonstrated a gap in resources and the process for requesting additional supplies. During the exercise, it was reported that local city emergency coordination centers activated shelters utilizing the existing Severe Weather Shelter system developed for homeless persons. In support of countywide preparedness, the Housing and Supportive Services Network (HSSN) membership receive annual training on emergency preparedness with many agencies developing a response and recovery plan for homeless facilities.

- **WASHINGTON COUNTY JAIL STATEMENT OF CONFINEMENT**

The Washington County Sheriff's Office partnered with Annette Evans and homeless providers to develop a process for requesting third party documentation of homeless residency in the Jail through a Statement of Confinement. This documentation will support the new federal chronic homeless requirement published in 24 CFR Part 91 to demonstrate homeless eligibility and length of homelessness. Special thanks to our local Sheriff's Office staff for making this process and documentation available as we work to re-house homeless individuals and meet the recordkeeping requirements established by HUD for rent assisted homeless programs.

- **FAMILY JUSTICE CENTER (FJC)**

Chief Lee Dobrowolski, Hillsboro Police Department, reported on changes in leadership for the Family Justice Center (FJC) initiative, and introduced Patrick Lemmon as the new Interim Project Director. The Family Justice Center model is a national best practice that helps victims and their children access services they need in one place, to include police officers, prosecutors, advocates, chaplains, counselors, medical professionals, and other services. The property search is on hold while the FJC completes funding, governance and operations policies.



VI. STAFF REPORTS
F. Housing Affordability/Development Initiatives

• **HOUSING DEVELOPMENT**

The Housing Authority of Washington County (HAWC) is a separate entity of Washington County's Department of Housing Services that is responsible for Development and Portfolio Management. HAWC, either directly or through a wholly owned affiliate may work with developers, financial institutions and government agencies to build or acquire/rehabilitate thriving affordable housing communities in Washington County.

HAWC may work directly with property owners, land owners, for-profit and non-profit entities to identify needs and eligibility for assistance and financing programs for development that includes affordable housing. In addition, HAWC may provide technical assistance and collaborate on predevelopment and feasibility analysis for some developments.

In order to maintain quality of life and future economic competitiveness, the County needs stable and affordable housing, access to transportation options, education, services and amenities for all residents, and a stable local workforce for area employers. HAWC may support affordable development through:

- Bond Issuance –Private Activity Tax- Exempt or Taxable, 501(C)(3) or Conduit
- Property Tax Exemption
- Project Based Vouchers
- Property Acquisition
- Partnerships with developers or government entities
- Bond Issuance Capacity

HAWC may issue tax-exempt private activity or taxable bonds, and conduit bonds to finance affordable housing development or mixed-income developments (pursuant to State and Federal laws). HAWC may also issue 501(c)(3) bonds to qualified nonprofits to develop housing for specific populations. HAWC's bond issuance capacity and ability to partner in unique deals involving other government entities in public-private partnerships helps the County's economic development by insuring a supply of affordable housing for Washington County residents

Information and bond development guidelines are available on the website at:
<http://www.co.washington.or.us/Housing/housing-development.cfm>



- **HOUSING AFFORDABILITY WORK PLAN ITEM**

The LUT 2016 Work Plan includes a Tier 1 (e.g. high-priority) task directly addressing housing affordability in Washington County. This task is expected to start work when LUT fills its new Senior Housing Planner position.

Housing will be an active partner in this task, and is already engaged with LUT on several related projects, including the Aloha Town Center /TV Highway Transit-Oriented Development Plan and Group care and Fair Housing Community.

- **WASHINGTON COUNTY THRIVES ADDRESSES AFFORDABLE HOUSING**

On June 21, the Washington County Board of Commissioners endorsed the priorities set by Washington County Thrives and issued a Proclamation in support of Thrives three priorities that include:

- Shortfall in Affordable Housing
- Increase access to Workforce Development
- Increase access to Early Learning and Education

The jurisdiction's 10-Year Plan to End Homelessness is directly linked to the availability and access to affordable housing units targeted for people at or below 50 percent area median income. The rising cost of housing consumes scarce local, state and federal rent subsidy resources, resulting in fewer households accessing resources to prevent and end homelessness. The need for affordable housing to serve people at or below 50% Area Median Income (AMI) is an action item that emerged from the findings of the Homeless Cost Study Report released in January 2015, with oversight provided by Vision Action Network (VAN) and the Homeless Plan Advisory Committee (HPAC).

- **WASHINGTON COUNTY AFFORDABLE HOUSING DEVELOPMENT STRATEGY**

Washington County Housing and Land Use & Transportation (LUT) sponsored a PSU Masters of Urban and Regional Planning (MURP) graduate project titled Washington County Affordable Housing Development Strategy that assessed vacant land and included an analysis of parcels in various target areas of the County. The final report provided development recommendations to a joint BOCC and HABOD worksession on June 3, 2016. Since that time, staff from the County Administrative Office, Housing, LUT and the Office of Community Development has been meeting to identify strategies from the final report to implement.



- **METRO EQUITABLE HOUSING GRANTS**

Metro has offered a new equitable housing planning and development grant program (<http://oregonmetro.gov/housinggrants>), intended to help reduce barriers to equitable housing development across the Metro region. The program will make up to \$500,000 available in 2016, in grants of \$50,000 to \$100,000. Three Washington County entities have submitted applications for consideration – City of Beaverton, City of Tigard and Washington County. HAWC participated in grant proposal development and provided letters of support for these grant projects.

VII. OLD BUSINESS

- **HEALTH CAREERS NW**

Worksystems, Inc. was awarded Health & Human Services grant funding to support Health Careers NW, which operates using a model similar to the cohort training model in Housing Works. This 5-year grant will support low-income job seekers seeking to enter healthcare fields, including healthcare administration.

Health Careers NW is funded by a research grant, so a control group is used to allow comparison between job seekers receiving services through Health Careers NW and job seekers who do not have access to grant-funded career coaching. HAWC hopes to enroll 33 job seekers in the first year, and about 100 job seekers over the 5-year grant period.

- **ALOHA TOWN CENTER & TRANSIT ORIENTED DEVELOPMENT (METRO CET GRANT)**

Washington County Land Use & Transportation was awarded \$400,000 in Metro CET (Construction Excise Tax) grants to continue planning efforts in the Aloha Town Center/Tualatin Valley Highway Transit-Oriented Development (TOD) area. Grant funds will support consultants and staff to continue planning efforts, including considering high-capacity transit and design options, for the area near 185th and TV Highway. The consultant proposals were submitted and scored, and the project team will interview the finalist on August 19. County staff has drafted existing conditions data and information for the project, and the consultant will lead much of the visioning and public engagement efforts for this project.



- **HAC VACANCIES**

One Resident position is now vacant due to LaShanda Williams' resignation. Recruitment for this position will be included in the next Boards and Commissions announcement in October. This position will be for the remaining term, expiring on March 31, 2018.

Applications are available on the County website at <http://www.co.washington.or.us/CAO/BoardsCommissions/boardandcommissionform.cfm>

VIII. NEW BUSINESS

- **HAC FALL 2016 RETREAT**

The 2016 Housing Advisory Committee Retreat is scheduled for Friday, October 14, 2016. The theme will focus on inclusionary affordable housing strategies and policies afforded by the recent passage of SB 1533 and draw upon the extensive research and policy issues identified by the City of Portland and an assembled panel of housing experts. Honored guests for the Retreat will be Portland Commissioner Dan Saltzman and Kurt Creager, PHB Director. The retreat is tentatively scheduled to be held in the Beaverton Community Center, near the Beaverton Library.

- **HOUSING AUTHORITY STRATEGIC PLANNING**

The Housing Authority is surveying jurisdictions, partner agencies and residents to assess its strengths and weaknesses, and to gain perspective on how the HAWC can better lead or partner to create more affordable housing development and preservation opportunities in Washington County. Five focus groups are being convened in September. A final report will be presented to the BOCC/HABOD for review prior to distribution.

IX. RESOLUTIONS/ACTION ITEMS

X. ADJOURNMENT