



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



**Thursday, March 28, 2013  
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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IX. ADJOURNMENT

Next Meeting:

Thursday, April 25, 2013

2013 HAC Meeting Schedule
March 28
April 25
NEW DATE May 30 - Budget
June 27
July 25
August 22
September 26
October 18 – Retreat (tentative)
November 21
Friday, December 13 – Luncheon (tentative)



**HOUSING ADVISORY COMMITTEE**  
Department of Housing Services  
March 28, 2013 at 9:00 A.M.

**AGENDA**

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
  - A. February 28, 2013 Meeting Minutes
- III. DISCUSSION - ORAL COMMUNICATIONS and MEMBER UPDATES**
- 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
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. RESOLUTIONS/ACTION ITEMS**
- IX. ADJOURNMENT**



**MINUTES**  
**HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY**  
**February 28, 2013, 9:00am**

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**

Ron Lehr                      Ramsay Weit  
LaShanda Williams      Tricia Peterson  
Renee Bruce                David Nase  
Peter Hainley

**COMMITTEE MEMBERS ABSENT**

Donna Pottle  
Laurie Butler

**STAFF PRESENT**

Val Valfre, Executive Director  
Michael O'Neill, Financial Manager  
Gary Calvert, Asset Manager  
Annette Evans, Homeless Programs Coordinator  
Kim Armstrong, Program Coordinator

Renee Bruce 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 November 29, 2012 — Ron Lehr

Second: Tricia Peterson

Vote: All approve

Motion: Approve the minutes from January 28, 2013 — Ron Lehr

Second: Tricia Peterson

Vote: All approve

**III. DISCUSSION - ORAL COMMUNICATIONS**

- Ron Lehr reported that the Housing Authority of Clackamas County bond deal has closed. This deal has been in process since 2008, and will provide funds for a several-million dollar rehab on the 264-unit Eastern Ridge building near Clackamas Town Center. P&C was the original buyer for the tax credits, but backed out. Enterprise was able to buy the tax credits.
- Peter Hainley stated that the extension of the farm worker tax credit is moving forward, and is moving to the Senate Joint Tax Credit Committee. There will be a hearing in the Human Services and Housing Committee for the House version of the bill next week. The Human Services and Housing Committee needs education in order to assess this legislation. Val Valfre noted that the farm worker tax credit bill



has gained a great deal of support in recent months, and attributed this change to efforts by Peter Hainley and other farm worker and agriculture partners.

There is a bill being considered that would provide a capital gains exemption for manufactured housing park owners that sell to nonprofits, resident groups, or housing authorities.

An “Opportunity to Purchase” bill is also being considered, that would allow 100 days to negotiate a deal with residents when selling a manufactured home park.

- The restructuring of Oregon Housing and Community Services (OHCS) is moving forward. Val Valfre and Peter Hainley spent some time with Representative Joe Gallegos discussing OHCS programs and housing issues. There is a consultant under contract researching best practices and models that could impact how these programs can be distributed. A significant concern is how the agency will engage stakeholders and incorporate feedback in the process of reallocating OHCS functions. The dissolution plan is scheduled to be presented in September. Peter Hainley suggested that the process should be slowed down in order to allow sufficient time to determine the best way to manage this dissolution.
- LaShanda Williams commented that she was able to establish an IDA for home rehab.
- February is Black History Month. The second week in February was originally established as Black History Week, and it was expanded to an entire month in 1976.

#### IV. EXECUTIVE DIRECTOR’S REPORT

- Affordable Housing

The Housing Authority has secured a loan to provide funds to rehabilitate the duplex in Hillsboro that was acquired through the County’s foreclosure process. Community Housing Fund assisted with a low-cost loan.

- Financial Situation

Michael O’Neill will discuss finances in more detail, but it appears that the Housing Authority will be able to manage financial shortfalls reasonably well through CY2013.

- Grants

No additional updates were provided at the HAC meeting.

- Homeless Cost Study

No additional updates were provided at the HAC meeting.

- Policy Issues

Housing Council will meet in Eugene this afternoon.

- Veterans Affairs Supportive Housing (VASH) vouchers

No additional updates were provided at the HAC meeting.



- House Bill 2417 – Veterans Housing

Val Valfre has testified in favor of this bill, which is moving into Ways and Means.

- House Bill 2639 - Section 8 Housing Choice Voucher Bill

The proposed bill would prohibit landlords from discriminating against Section 8 tenants by requiring Section 8 payments to be considered income. Landlords and housing authorities are involved in the development and revision of the bill.

Housing authorities have had some concern about open-ended requirements to provide data on tenants. There is also some concern about the timeline of the proposed structure for assessing tenant charges.

David Nase suggested that landlords would be more willing to work with Section 8 clients if housing authorities released more tenant information, or if tenants would agree to permit housing authorities to release tenant information.

Renee Bruce and David Nase also noted that abuses of companion animal permissions contribute to landlords becoming frustrated with Section 8.

- Countywide Tax Exemption Initiative

The Board of Commissioners has directed County Council to develop an ordinance enabling this property tax exemption in Washington County. The first reading is scheduled for March 12, and the second reading is scheduled for March 26. The exemption will go into effect after its approval on March 26.

## V. STAFF REPORTS

### A. Financial Statement

Michael O'Neill presented financials. He expanded on the financial outlook and next year's budget. The Washington County budget covers the Department of Housing Services, which covers personnel costs (salaries, benefits, etc) and the homeless programs. The County has asked for general-funded agencies to cut 3% from the prior year. Housing Services has asked for the same funding for the homeless programs as the prior year (no reduction), which is a small percent of the overall County budget.

County budget reductions will be challenging with a required 2.1% Cost of Living Adjustment (COLA), PERS contribution increases of 3.7%, and increased health insurance costs. Total increases in personnel costs are over 5%, which has caused some concern about the need to do furloughs or reduce staff in order to secure the 3% reduction. County departments have submitted their first draft budgets, which will be reviewed. After review, there may be some overarching County strategy to address budget shortfalls and personnel costs.

The increased personnel costs have been factored into the Housing Authority budget. The lack of clarity in the Federal budget is also a significant concern. Based



on HUD guidance, there will be a 6% reduction in Section 8 HAP funding and Section 8 Administrative fees will be at 69% (91% is the historic rate). Section 8 HAP has restricted reserves from overfunding early in the 2000s. This reserve was partially offset last year, but the remaining restricted reserve will be sufficient to offset Section 8 HAP cuts through December 31, 2013.

Because Section 8 Administrative funding is being paid at higher levels than originally projected the last two years (e.g. in 2012 Section 8 Administrative was projected at 75% and actually funded at 80%), the Housing Authority has ~\$200k available as a result of deferring one bond reserve payment. This reserve will be used to bring Section 8 Administrative funding up to a level that avoids staff reductions and resulting drop in lease-up rates.

Public Housing shortfalls will also be funded using restricted reserves from prior years.

The bond reserve will be fully paid in about three years.

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

- The Public Housing and Section 8 Unified Waitlist have been closed to new applications as of September 1, 2011. The waitlist is currently just under 3,900.
- Average vacancy days per unit are 20.50. FY2012-2013 reporting started on July 1, with twenty (20) days and under being rated as outstanding.
- Occupancy rates remain very high in public housing and for Section 8 vouchers.
- Work order effectiveness is very high. Work order goals have been revised to reflect reduced staff levels.
- HUD has directed housing authorities to avoid over-leasing the Section 8 program.

#### C. Affordable Housing

- Occupancy rates remain high in affordable housing. Occupancy rates vary by property.

The duplex is being rehabbed, and there is a tax-foreclosed property in Banks that the Housing Authority may acquire in March or April.

Renee Bruce commented that she and Gary Calvert attended a Meyer Memorial affordable housing forum recently. The majority of the attendees were from Portland and Multnomah County. The Meyer Memorial initiative funded the Bridges to Housing program. Renee Bruce noted that the forum was instructive, and that she made a few remarks about the importance of supportive services.



#### D. Special Projects

- Project-Based Vouchers

Screening is ongoing to lease up project-based units that are under 100% occupancy. Project-based vouchers for the SAMSHA grant project with Luke-Dorf, Inc. are beginning to lease up, and the program has having some success working with landlords to accept tenants through this program.

#### E. Report on Homelessness

Annette Evans noted that she has received a few calls from housing providers and clients who are concerned that sequestration cuts could impact their housing assistance. The Federal McKinney-Vento funds that are currently providing housing assistance are FY2011 dollars, and will not be impacted by sequestration cuts. Additionally, the current McKinney-Vento grant application is for funding allocated for FY2012, which are also not subject to sequestration cuts impacting FY2013 funding levels. Washington County Continuum of Care (CoC) funding may be subject to cuts if the grant application does not meet threshold requirements.

At a recent event, HUD informed Continuums of Care that they should prioritize projects based on data outcomes and focus on rapid rehousing and rapid program exits. Transitional housing programs nationally have high expenses and low outcomes, and HUD is encouraging CoCs to move away from transitional programs in favor of permanent housing. HUD also encouraged CoCs to focus on ending homelessness rather than expanding their scope to include addressing larger issues such as poverty.

The national priority is ending homelessness through a “housing-first” approach using rapid rehousing and diversion. CoCs are encouraged to train case managers and define assessment needs based on vulnerability indexing. CoCs are to perform and document written standards for performance and targeting, and develop and implement a coordinated and transparent assessment system by 2014. CoCs should have written standards and procedures for CoC and Emergency Solutions programs, and these funds must work in tandem. CoCs must conduct annual reviews for all CoC and Emergency Solutions programs. Washington County’s CoC has been doing annual reviews of HUD-funded programs for several years.

The HSSN will have its annual review and presentation of CoC programs on Wednesday, March 6.

Ramsay Weit asked how programs will do annual reports going forward. Annette Evans noted that future reporting will include more information and data measures. System-wide CoC performance assessments in the future will include assessment of non-HUD-funded programs that coordinate with CoC programs.

Columbus, Ohio was able to increase the number of households served (from 660 to over 1,100) through a rapid total assessment and rehousing program. Length of stay





decreased from 45 days to less than 20 days (2-10 days average). They also divert 39% households through a Kinship Care program that provides assistance funding and case management for up to 6 months to doubled-up households. Columbus, Ohio's CoC has a recidivism rate of less than 5%.

Ramsay Weit asked if the Corrections Transitional Housing program would continue to receive HUD funds. Annette Evans clarified that the program may need to seek to improve its outcomes, but that HUD did acknowledge that transitional programs may be needed for some populations.

HUD announced that grant applications have been scored and award announcements are expected shortly.

Shelter Plus Care currently has available housing assistance, and ten applications for Shelter Plus Care have been received.

- Federal McKinney-Vento Homeless Programs  
No additional updates were provided at the meeting
- Emergency Food and Shelter Program—Phase 30 Funding  
No additional updates were provided at the meeting.
- Section 811 Project Rental Assistance Demonstration  
No additional updates were provided at the meeting
- Point In Time (PIT) Homeless Count—January 22 to 31, 2013  
No additional updates were provided at the meeting.
- Project Homeless Connect—January 25, 2013  
No additional updates were provided at the meeting
- Severe Weather Shelters in Washington County  
No additional updates were provided at the meeting.
- Year 5 Work Plan, Implementation of the 10-Year Plan  
No additional updates were provided at the meeting.
- “Running on Empty” Study Published  
No additional updates were provided at the meeting.



## VI. OLD BUSINESS

- May HAC meeting reschedule

The May HAC meeting was rescheduled for Thursday May 30.

- Aloha Park

Gary Calvert reported that HUD and the Housing Authority have generally agreed to move forward with refinancing the property. Berkadia, the current lender, will need to complete and submit a 223-F to the HUD loan committee. The refinance should realize about \$1M in equity that would be used to rehab Aloha Park and other properties and also contribute to the required debt service reserve in the affordable housing portfolio.

- Aloha-Reedville Study and Livable Community Plan

The Citizen's Advisory Committee (CAC) met on Wednesday, February 13 from 6-8pm, and was presented with draft possibilities for several key focus areas in the community and asked to express a level of support and feedback for prioritizing potential improvements. The presentation of options, question phrasing, and illustrations will be refined prior to the public event on Tuesday March 5 at Aloha High School. This event will include a public presentation and keypad polling to gauge the public's level of support for these options.

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

HAWC continues to work with WorkSystems, Inc. and the other regional housing authorities on this project, which will assist 50 clients from Section 8 and/or Public Housing to increase their earned income.

- Mixed-Income Housing Work Group

No additional updates were provided at the meeting.

- City of Tigard Goal 10 Review

No additional updates were provided at the meeting.

## VII. NEW BUSINESS

- Tax Exemptions for Affordable Housing

The Board of Commissioners has directed County Council to develop an ordinance enabling this property tax exemption in Washington County. The first reading is scheduled for March 12, and the second reading and first public hearing are scheduled for March 26. The exemption will go into effect after its approval on March 26.



Ramsay Weit asked for clarification on whether properties could be eligible for property tax exemption if they are located in TVF&R or the Hillsboro School District's. Kim Armstrong and Val Valfre reiterated that unless and until the governing body for the individual property (the city for properties located within city limits, or Washington County for properties in unincorporated areas), those properties are not eligible for property tax exemption—regardless of the actions of other taxing districts. That is, properties in the City of Hillsboro would not be eligible for tax exemption until the City of Hillsboro passes an ordinance enabling the program, but properties in unincorporated Washington County will be eligible to apply for an exemption as of March 26 (assuming the Board approves the ordinance).

- 2013 PHA Plan

The public hearing for the 2013 PHA plan will be held on April 2, 2013.

## VIII. RESOLUTIONS/ACTION ITEMS

### IX. ADJOURNMENT

Meeting adjourned at 10:30a.m.

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



#### IV. EXECUTIVE DIRECTOR'S REPORT

Financial Situation: Extraordinary attention has been focused on the actions or inactions of the Congress and the potential impact on the Housing Authority's financial situation during the last month. Now that the "fiscal cliff" of January 1, 2013 has passed, we turned our attention to the adverse impacts resulting from the \$85 billion sequestration drama that took effect on March 1. As we moved toward the March 27 deadline to continue funding the government or initiate a shutdown of services, we received "advice" on financial scenarios to consider – ranging from bad to worst case. As I write, it appears that the Senate and the House were able to work together and create a full year Continuing Resolution (CR) on March 21 – nearly one week ahead of the deadline. It is likely that the President will sign it. We are now awaiting actual figures upon which to base our program budgets, so that we can begin determining how to cut expenses, use reserves and or focus staff actions to maintain stability of operations through the end of calendar year 2013. Our best estimate prior to obtaining these budget figures is that our programs will continue to operate as they have previously – that is, staff will strive to lease up vouchers and public housing at 100%, the wait list will remain closed, homeless programs will continue to serve homeless individuals and families, and maintenance will ensure our units remain safe and decent.

FY2012 Continuum of Care Program Competition Awards Tier 1 Renewal Projects Award: Congratulations to Annette Evans and to all participating Washington County CoC partners for the award of \$2,234,798 to 11 projects in our county that provide services to homeless families and individuals. This represents a \$130,923 increase in 2012, as compared to 2011. There is a potential for \$362,689 total increase (i.e., an additional \$231,766) if full competitive funding is awarded for both Tier 1 and Tier 2 funding in 2012.

Affordable Housing: Rehab work has begun on the newly acquired tax foreclosed duplex located in Hillsboro. Estimates range from \$40,000 to \$50,000 for roof and siding work, some preventative tree removal, new windows, gutters, carpet and appliances. A loan request for \$30,000 of the estimated \$50,000 was approved by the Washington County Community Housing Fund. The duplex should be ready for occupancy by April 2013. We are looking at acquiring another tax foreclosed property in Banks in April.

Grants: No significant changes to staff work on the US Health & Human Services Substance Abuse & Mental Health Services Administration (SAMHSA) grant project (\$1.5 million, 3-years) and the US Department of Labor Workforce Innovation Fund grant project titled Housing Works (\$5.5 million, 5 years). Both grants are collaborative projects. The consortium of service providers in the SAMHSA project will be providing wrap-around services for 90 chronically families, and the Housing Authority will support its Housing First approach with 90 project-based vouchers. We now have 4 clients that have been housed, and another who is ready. On the Housing Works project, our enthusiastic case worker is doing an excellent job at creating cohort training groups from the 28 individuals who are participating.



FY2013 PHA Plan: On April 2 we will be offering a public hearing on the new PHA Plan at the Housing Authority Board of Directors meeting. This will culminate a 45-day public comment period that occurred after a review of the plan with interested members of the Resident Advisory Board. No comments were received for changes and the Plan is basically the same as last year's submission. We will again be submitting this plan under streamlined rules afforded to HUD High Performing agencies.

Homeless Cost Study: Letters have been sent out to prospective homeless participants listed in our Homeless Management Information System (HMIS), and we received 42 responses – 22 from potential family participants and 20 from potential single participants.

Policy Issues: I am still closely involved with efforts to (1) revise and approve a new Qualified Allocation Plan (QAP) and scoring criteria for the 2013 multi-family housing funding process, and (2) the restructuring study of the Oregon Housing & Community Services (OHCS) Department. The Qualified Allocation Plan (QAP) and scoring criteria process has been delayed from March 1 to mid-May to allow increased participation by housing stakeholders and streamlining of the document. The other major issue is the Governor's decision to fund OHCS initially for 2013 only. The Governor has directed OHCS to produce a plan proposing how its services might be more effectively delivered through other agencies and/or processes. The impact of a potential dissolution of the OHCS could have great impact on the consistency and quality of service delivery to Oregon's most vulnerable citizens and to multi-family housing projects planning to enter or already funded in the development pipeline.

Veterans Affairs Supportive Housing (VASH) vouchers: No further news at this time on our allocation request supported by the Oregon Congressional Delegation for 50 additional VASH vouchers in Washington County. Now that the FY2013 Continuing Resolution has been settled, I anticipate some news soon – perhaps in early April.

House Bill 2417 – Veterans Housing: This Housing Alliance-proposed bill continues to have a strong slate of legislative sponsors. So far, I have testified three times in support of this bill – the last time to the House Human Services and Housing Committee. No opposition has been noted.

House Bill 2639 - Section 8 Housing Choice Voucher Bill: The Housing Alliance has been working with Speaker Kotek's staff, Oregon Housing Authorities and landlord associations to support a bill that prohibits using source of income (including Section 8 subsidy) from being used for purposes of discriminating in selling, renting or leasing real property. Like most legislation, there is considerable attention on the details – as there are some issues that need to be addressed that impact both Housing Authorities and landlords.

Countywide Tax Exemption Initiative: The Board of County Commissioners unanimously directed County Counsel to prepare an Ordinance authorizing the nonprofit corporation low-income housing tax exemption per ORS 307:540-548 on February 19, 2013. The first Reading of the Ordinance was scheduled for March 12 and the second Reading/Public Hearing is scheduled for March 26. If approved, applications from eligible nonprofit housing



projects can be received beginning on March 27 through the April 1<sup>st</sup> deadline. Administrative details on the application processing are being worked between the Department of Housing Services and the Department of Assessments & Taxation.



**V. STAFF REPORTS**  
**A. Financial Statement**  
**1. Financial Report to the Housing Advisory Committee**  
**January 2013**

**Cash Flow**

Along with comparison to budget, comparison to prior year is shown for all programs. The budget column reflects a YTD proration of the actual budget, except that Section 8 and Public Housing HUD operating subsidies are adjusted to reflect budgeted revenue, which is less the first half of the fiscal year than the second half. Some budget amounts have been adjusted to different lines to reflect changes in actual cost allocation processes.

For November YTD, cash flow from operations of negative \$212,440 fell short of the budgeted amount by \$77,790, and of the prior year by \$207,337. The variance was predominately due to activity in Aloha Park and the Affordable Housing portfolio. Details are below.

Section 8 had negative cash flow of \$88,806, which was \$1,066 favorable to budget. The variance is made up of \$38,000 reduction in funding from HUD, due to sequestration, offset by operating savings.

Public Housing had negative cash flow of \$359,172, which was \$7,439 unfavorable to budget. An unbudgeted revenue from sale of vehicles of \$24,000 is offset by \$29,000 in maintenance costs higher than budget. This \$29,000 is a budget error rather than overspending, due to under-budgeting maintenance salaries. This is offset by savings spread among other programs.

Aloha Park had positive cash flow of \$43,044, which was \$32,782 unfavorable to budget due to high maintenance costs. Unfortunately, all cash generated by Aloha Park is restricted for use by that property, and HUD requires us to deposit any profit, at year end, into a "Retained Earnings Reserve" which can only be tapped with HUD's approval, so under the "use it or lose it" theory, this unfavorable variance could be considered a good thing.

Affordable Housing cash flow from operations of \$174,251 was unfavorable to budget by \$31,170 due to high maintenance costs by Infinity Property Management. The Affordable Housing cash flow exceeds by \$7,220 YTD of the amount required to fund the bond reserve, as required by the bond agreement with the County. This is the first time this fiscal year that this number was in positive territory.

**Statement of Net Assets (Balance Sheet)**

Section 8 has unrestricted net assets of \$5,067, and to maintain a positive balance we will be applying local funds as required to make up for the funding shortfall. Due to sequestration and other anticipated Congressional action, we are anticipating that we will need to transfer between \$148,000 and \$173,000 of the \$260,000 in local funds available for Section 8 relief to make up for expected shortfalls through June 30.

Restricted net assets in the Public Housing program will, over time, be transferred to Affordable Housing, to eliminate the negative balance in unrestricted net assets by the end of 2015.



**V. STAFF REPORTS**  
**A. Financial Statement**  
**2. Year-To-Date Cash Flow - Expanded**  
Working Capital Basis  
**HOUSING AUTHORITY – UNAUDITED**  
July 2012 – January 2013

	Section 8	Public Housing	Kaybern (USDA)	Aloha Park	Local Fund	Affordable Housing	Total
Operating revenue							
Hud operating subsidies	948,419	419,839	13,489	25,387	1,704	5,941	1,414,779
Gross billable rent	-	298,029	36,967	310,408	30,637	2,542,101	3,218,142
Vacancy loss	-	(708)	-	(10,616)	-	(87,629)	(98,953)
Premiums (concessions)	-	(19)	-	(10,930)	-	(30,605)	(41,554)
Other tenant revenue	-	23,972	-	4,621	1,113	80,446	110,152
Tenant revenue	-	321,274	36,967	293,483	31,750	2,504,313	3,187,787
Other revenue (incl GF subsidy)	14,046	27,082	660	5,557	8,545	151,246	207,136
Total operating revenue	962,465	768,195	51,116	324,427	41,999	2,661,500	4,809,702
Operating expenses:							
Repair and maintenance	-	646,584	8,934	120,399	4,692	723,331	1,503,940
Operations	804,746	190,190	4,501	70,005	15,705	418,106	1,503,253
Utilities	-	42,821	5,486	36,845	4,233	239,251	328,636
Insurance	2,552	24,811	464	8,751	778	59,557	96,913
PILOT	-	23,016	-	-	-	-	23,016
Bad debt, net of recoveries	-	(1,724)	-	2,764	-	39,338	40,378
Other	22,053	-	-	-	750	-	22,803
Total operating expenses	829,351	925,698	19,385	238,764	26,158	1,479,583	3,518,939
Net program income	133,114	(157,503)	31,731	85,663	15,841	1,181,917	1,290,763
Other ongoing cash outflows:							
HAWC administration	221,920	201,669	40	132	1,852	1,282	426,895
Debt service	-	-	20,271	42,487	7,166	1,006,384	1,076,308
Total outflows	221,920	201,669	20,311	42,619	9,018	1,007,666	1,503,203
Cash flow from operations	(88,806)	(359,172)	11,420	43,044	6,823	174,251	(212,440)
Other unrestricted cash inflows (outflows):							
Investment income - unrestricted	780	5,880	107	205	4,280	(8,954)	2,298
Capital fund receipts	-	55,963	-	-	-	-	55,963
Capitalized modernization	-	(55,963)	-	-	-	-	(55,963)
Transfers to (from) Local Fund	-	-	-	-	-	-	-
Transfers to restricted cash - CAO	-	-	-	-	-	(167,027)	(167,027)
Transfers from (to) restricted cash - Repl Re	-	-	-	(17,640)	-	(80,990)	(98,630)
Section 18 transfers from Public Housing	-	-	-	-	5,540	575,277	580,817
Net unrestricted cash flows	(88,026)	(353,292)	11,527	25,609	16,643	492,557	105,018
Restricted cash flows:							
Housing Assistance Payments earned	9,982,777	-	-	-	-	-	9,982,777
Housing Assistance Payments	(10,848,982)	-	-	-	-	-	(10,848,982)
Investment income - restricted	(7,584)	12,248	-	-	-	-	4,664
Transfers from unrestricted - CAO	-	-	-	-	-	167,027	167,027
Transfers from (to)unrestricted - Repl Res	-	-	-	17,640	-	80,990	98,630
Purchased from replacement reserves	-	-	-	-	-	-	-
Sec 18 transfers to Affordable Housing	-	(580,817)	-	-	-	-	(580,817)
Total restricted cash flows	(873,789)	(568,569)	-	17,640	-	248,017	(1,176,701)
Net cash flows	(961,815)	(921,861)	11,527	43,249	16,643	740,574	(1,071,683)





**V. STAFF REPORTS**  
**A. Financial Statement**  
**3. Year-To-Date Cash Flow – Expanded**  
Working Capital Basis  
HOUSING AUTHORITY – UNAUDITED  
July 2012 – January 2013

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Hud operating subsidies	1,414,779	1,455,930	(41,151)	1,602,590	(187,811)
Gross billable rent	3,218,142	3,208,412	9,730	3,148,866	69,276
Vacancy loss	(98,953)	(128,602)	29,649	(124,812)	25,859
Premiums (concessions)	(41,554)	(44,011)	2,457	(20,228)	(21,326)
Other tenant revenue	110,152	74,262	35,890	87,104	23,048
Tenant revenue	3,187,787	3,110,061	77,726	3,090,931	96,856
Other revenue (incl GF subsidy)	207,136	172,549	34,587	191,164	15,972
Total operating revenue	4,809,702	4,738,540	71,162	4,884,685	(74,983)
Operating expenses:					
Repair and maintenance	1,503,940	1,358,748	(145,192)	1,515,943	12,003
Operations	1,503,253	1,484,327	(18,926)	1,380,993	(122,260)
Utilities	328,636	324,196	(4,440)	319,779	(8,857)
Insurance	96,913	89,921	(6,992)	88,766	(8,147)
PILOT	23,016	23,016	-	24,491	1,475
Bad debt, net of recoveries	40,378	37,328	(3,050)	47,850	7,472
Other	22,803	37,322	14,519	37,408	14,605
Total operating expenses	3,518,939	3,354,858	(164,081)	3,415,230	(103,709)
Net program income	1,290,763	1,383,682	(92,919)	1,469,455	(178,692)
Other ongoing cash outflows:					
HAWC administration	426,895	440,744	13,849	396,279	(30,616)
Debt service	1,076,308	1,077,588	1,280	1,078,279	1,971
Total outflows	1,503,203	1,518,332	15,129	1,474,558	(28,645)
Cash flow from operations	(212,440)	(134,650)	(77,790)	(5,103)	(207,337)
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	2,298	(6,805)	9,103	(3,228)	5,526
Capital fund receipts	55,963	55,854	109	95,976	(40,013)
Capitalized modernization	(55,963)	(55,854)	(109)	(107,083)	51,120
Transfers to (from) Local Fund	-	(4,649)	4,649	(15,874)	15,874
Transfers to restricted cash - CAO	(167,027)	(167,031)	4	-	(167,027)
Transfers from (to) restricted cash - Repl Re	(98,630)	(97,370)	(1,260)	(66,745)	(31,885)
Section 18 transfers from Public Housing	580,817	553,740	27,077	539,369	41,448
Net unrestricted cash flows	105,018	143,235	(38,217)	437,312	(332,294)
Restricted cash flows:					
Housing Assistance Payments earned	9,982,777	10,724,368	(741,591)	10,212,016	(229,239)
Housing Assistance Payments	(10,848,982)	(11,205,338)	356,356	(10,906,216)	57,234
Investment income - restricted	4,664	31,071	(26,407)	27,840	(23,176)
Transfers from unrestricted - CAO	167,027	167,031	(4)	-	167,027
Transfers from (to)unrestricted - Repl Res	98,630	97,370	1,260	66,745	31,885
Purchased from replacement reserves	-	(37,287)	37,287	(36,264)	36,264
Sec 18 transfers to Affordable Housing	(580,817)	(553,740)	(27,077)	(539,369)	(41,448)
Total restricted cash flows	(1,176,701)	(776,525)	(400,176)	(1,175,248)	(1,453)
Net cash flows	(1,071,683)	(633,290)	(438,393)	(737,936)	(333,747)



**V. STAFF REPORTS**  
**A. Financial Statement**  
**4. Year-To-Date Cash Flow – Expanded**  
Working Capital Basis  
SECTION 8 – UNAUDITED  
July 2012 – January 2013

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Hud operating subsidies	948,419	987,146	(38,727)	998,337	(49,918)
Gross billable rent	-	-	-	-	-
Vacancy loss	-	-	-	-	-
Premiums (concessions)	-	-	-	-	-
Other tenant revenue	-	-	-	-	-
Tenant revenue	-	-	-	-	-
Other revenue (incl GF subsidy)	14,046	9,834	4,212	20,206	(6,160)
Total operating revenue	962,465	996,980	(34,515)	1,018,543	(56,078)
Operating expenses:					
Repair and maintenance	-	-	-	-	-
Operations	804,746	808,249	3,503	780,881	(23,865)
Utilities	-	-	-	-	-
Insurance	2,552	2,627	75	2,552	-
PILOT	-	-	-	-	-
Bad debt, net of recoveries	-	-	-	-	-
Other	22,053	36,052	13,999	34,527	12,474
Total operating expenses	829,351	846,928	17,577	817,960	(11,391)
Net program income	133,114	150,052	(16,938)	200,583	(67,469)
Other ongoing cash outflows:					
HAWC administration	221,920	239,924	18,004	186,236	(35,684)
Debt service	-	-	-	-	-
Total outflows	221,920	239,924	18,004	186,236	(35,684)
Cash flow from operations	(88,806)	(89,872)	1,066	14,347	(103,153)
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	780	(420)	1,200	606	174
Capital fund receipts	-	-	-	-	-
Capitalized modernization	-	-	-	-	-
Transfers to (from) Local Fund	-	84,414	(84,414)	-	-
Transfers to restricted cash - CAO	-	-	-	-	-
Transfers from (to) restricted cash - Repl Re	-	-	-	-	-
Section 18 transfers from Public Housing	-	-	-	-	-
Net unrestricted cash flows	(88,026)	(5,878)	(82,148)	14,953	(102,979)
Restricted cash flows:					
Housing Assistance Payments earned	9,982,777	10,724,368	(741,591)	10,212,016	(229,239)
Housing Assistance Payments	(10,848,982)	(11,205,338)	356,356	(10,906,216)	57,234
Investment income - restricted	(7,584)	10,259	(17,843)	11,833	(19,417)
Transfers from unrestricted - CAO	-	-	-	-	-
Transfers from (to)unrestricted - Repl Res	-	-	-	-	-
Purchased from replacement reserves	-	-	-	-	-
Sec 18 transfers to Affordable Housing	-	-	-	-	-
Total restricted cash flows	(873,789)	(470,711)	(403,078)	(682,367)	(191,422)
Net cash flows	(961,815)	(476,589)	(485,226)	(667,414)	(294,401)



**V. STAFF REPORTS**  
**A. Financial Statement**  
**5. Year-To-Date Cash Flow – Expanded**  
Working Capital Basis  
**PUBLIC HOUSING (Excl. Kaybern) – UNAUDITED**  
July 2012 – January 2013

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Hud operating subsidies	419,839	420,699	(860)	555,790	(135,951)
Gross billable rent	298,029	285,014	13,015	284,446	13,583
Vacancy loss	(708)	(2,154)	1,446	(2,203)	1,495
Premiums (concessions)	(19)	(17)	(2)	(13)	(6)
Other tenant revenue	23,972	24,722	(750)	24,698	(726)
Tenant revenue	321,274	307,565	13,709	306,928	14,346
Other revenue (incl GF subsidy)	27,082	2,993	24,089	3,323	23,759
Total operating revenue	768,195	731,257	36,938	866,041	(97,846)
Operating expenses:					
Repair and maintenance	646,584	617,462	(29,122)	759,525	112,941
Operations	190,190	181,780	(8,410)	169,173	(21,017)
Utilities	42,821	38,651	(4,170)	37,396	(5,425)
Insurance	24,811	23,874	(937)	23,210	(1,601)
PILOT	23,016	23,016	-	24,491	1,475
Bad debt, net of recoveries	(1,724)	(207)	1,517	12,679	14,403
Other	-	513	513	373	373
Total operating expenses	925,698	885,089	(40,609)	1,026,847	101,149
Net program income	(157,503)	(153,832)	(3,671)	(160,806)	3,303
Other ongoing cash outflows:					
HAWC administration	201,669	197,901	(3,768)	207,471	5,802
Debt service	-	-	-	-	-
Total outflows	201,669	197,901	(3,768)	207,471	5,802
Cash flow from operations	(359,172)	(351,733)	(7,439)	(368,277)	9,105
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	5,880	7,268	(1,388)	8,344	(2,464)
Capital fund receipts	55,963	55,854	109	95,976	(40,013)
Capitalized modernization	(55,963)	(55,854)	(109)	(95,976)	40,013
Transfers to (from) Local Fund	-	-	-	-	-
Transfers to restricted cash - CAO	-	-	-	-	-
Transfers from (to) restricted cash - Repl Re	-	-	-	-	-
Section 18 transfers from Public Housing	-	-	-	-	-
Net unrestricted cash flows	(353,292)	(344,465)	(8,827)	(359,933)	6,641
Restricted cash flows:					
Housing Assistance Payments earned	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-
Investment income - restricted	12,248	15,955	(3,707)	16,007	(3,759)
Transfers from unrestricted - CAO	-	-	-	-	-
Transfers from (to)unrestricted - Repl Res	-	-	-	-	-
Purchased from replacement reserves	-	-	-	-	-
Sec 18 transfers to Affordable Housing	(580,817)	(553,740)	(27,077)	(539,369)	(41,448)
Total restricted cash flows	(568,569)	(537,785)	(30,784)	(523,362)	(45,207)
Net cash flows	(921,861)	(882,250)	(39,611)	(883,295)	(38,566)



**V. STAFF REPORTS**  
**A. Financial Statement**  
**6. Year-To-Date Cash Flow – Expanded**  
Working Capital Basis  
KAYBERN TERRACE (USDA) – UNAUDITED  
July 2012 – January 2013

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Hud operating subsidies	13,489	11,478	2,011	13,057	432
Gross billable rent	36,967	35,700	1,267	36,967	-
Vacancy loss	-	(1,071)	1,071	(248)	248
Premiums (concessions)	-	-	-	-	-
Other tenant revenue	-	-	-	194	(194)
Tenant revenue	36,967	34,629	2,338	36,913	54
Other revenue (incl GF subsidy)	660	610	50	586	74
Total operating revenue	51,116	46,717	4,399	50,556	560
Operating expenses:					
Repair and maintenance	8,934	9,504	570	9,903	969
Operations	4,501	5,209	708	4,780	279
Utilities	5,486	5,529	43	5,819	333
Insurance	464	368	(96)	358	(106)
PILOT	-	-	-	-	-
Bad debt, net of recoveries	-	-	-	(571)	(571)
Other	-	-	-	-	-
Total operating expenses	19,385	20,610	1,225	20,289	904
Net program income	31,731	26,107	5,624	30,267	1,464
Other ongoing cash outflows:					
HAWC administration	40	135	95	53	13
Debt service	20,271	20,271	-	20,271	-
Total outflows	20,311	20,406	95	20,324	13
Cash flow from operations	11,420	5,701	5,719	9,943	1,477
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	107	125	(18)	60	47
Capital fund receipts	-	-	-	-	-
Capitalized modernization	-	-	-	-	-
Transfers to (from) Local Fund	-	-	-	-	-
Transfers to restricted cash - CAO	-	-	-	-	-
Transfers from (to) restricted cash - Repl Re	-	-	-	-	-
Section 18 transfers from Public Housing	-	-	-	-	-
Net unrestricted cash flows	11,527	5,826	5,701	10,003	1,524
Restricted cash flows:					
Housing Assistance Payments earned	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-
Investment income - restricted	-	213	(213)	-	-
Transfers from unrestricted - CAO	-	-	-	-	-
Transfers from (to)unrestricted - Repl Res	-	-	-	-	-
Purchased from replacement reserves	-	-	-	-	-
Sec 18 transfers to Affordable Housing	-	-	-	-	-
Total restricted cash flows	-	213	(213)	-	-
Net cash flows	11,527	6,039	5,488	10,003	1,524



**V. STAFF REPORTS**  
**A. Financial Statement**  
**7. Year-To-Date Cash Flow – Expanded**  
Working Capital Basis  
ALOHA PARK – UNAUDITED  
July 2012 – January 2013

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Hud operating subsidies	25,387	26,447	(1,060)	25,600	(213)
Gross billable rent	310,408	316,017	(5,609)	307,711	2,697
Vacancy loss	(10,616)	(10,509)	(107)	(13,143)	2,527
Premiums (concessions)	(10,930)	(8,495)	(2,435)	(494)	(10,436)
Other tenant revenue	4,621	2,818	1,803	(5,296)	9,917
Tenant revenue	293,483	299,830	(6,347)	288,779	4,704
Other revenue (incl GF subsidy)	5,557	5,108	449	5,023	534
Total operating revenue	324,427	331,385	(6,958)	319,402	5,025
Operating expenses:					
Repair and maintenance	120,399	107,408	(12,991)	105,756	(14,643)
Operations	70,005	63,775	(6,230)	64,058	(5,947)
Utilities	36,845	32,369	(4,476)	33,796	(3,049)
Insurance	8,751	6,652	(2,099)	7,028	(1,723)
PILOT	-	-	-	-	-
Bad debt, net of recoveries	2,764	2,773	9	3,418	654
Other	-	-	-	-	-
Total operating expenses	238,764	212,977	(25,787)	214,056	(24,708)
Net program income	85,663	118,408	(32,745)	105,346	(19,683)
Other ongoing cash outflows:					
HAWC administration	132	95	(37)	96	(36)
Debt service	42,487	42,487	-	42,487	-
Total outflows	42,619	42,582	(37)	42,583	(36)
Cash flow from operations	43,044	75,826	(32,782)	62,763	(19,719)
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	205	1,224	(1,019)	132	73
Capital fund receipts	-	-	-	-	-
Capitalized modernization	-	-	-	-	-
Transfers to (from) Local Fund	-	-	-	-	-
Transfers to restricted cash - CAO	-	-	-	-	-
Transfers from (to) restricted cash - Repl Re	(17,640)	(17,640)	-	(17,640)	-
Section 18 transfers from Public Housing	-	-	-	-	-
Net unrestricted cash flows	25,609	59,410	(33,801)	45,255	(19,646)
Restricted cash flows:					
Housing Assistance Payments earned	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-
Investment income - restricted	-	471	(471)	-	-
Transfers from unrestricted - CAO	-	-	-	-	-
Transfers from (to)unrestricted - Repl Res	17,640	17,640	-	17,640	-
Purchased from replacement reserves	-	-	-	-	-
Sec 18 transfers to Affordable Housing	-	-	-	-	-
Total restricted cash flows	17,640	18,111	(471)	17,640	-
Net cash flows	43,249	77,521	(34,272)	62,895	(19,646)



**V. STAFF REPORTS**  
**A. Financial Statement**  
**7. Year-To-Date Cash Flow – Expanded**  
Working Capital Basis  
LOCAL FUND – UNAUDITED  
July 2012 – January 2013

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Hud operating subsidies	1,704	1,704	-	1,704	-
Gross billable rent	30,637	31,284	(647)	30,427	210
Vacancy loss	-	-	-	-	-
Premiums (concessions)	-	-	-	-	-
Other tenant revenue	1,113	-	1,113	30	1,083
Tenant revenue	31,750	31,284	466	30,458	1,292
Other revenue (incl GF subsidy)	8,545	8,391	154	12,146	(3,601)
Total operating revenue	41,999	41,379	620	44,308	(2,309)
Operating expenses:					
Repair and maintenance	4,692	1,349	(3,343)	2,276	(2,416)
Operations	15,705	5,730	(9,975)	(42,983)	(58,688)
Utilities	4,233	3,028	(1,205)	2,722	(1,511)
Insurance	778	623	(155)	605	(173)
PILOT	-	-	-	-	-
Bad debt, net of recoveries	-	-	-	(202)	(202)
Other	750	757	7	2,508	1,758
Total operating expenses	26,158	11,487	(14,671)	(35,074)	(61,232)
Net program income	15,841	29,892	(14,051)	79,382	(63,541)
Other ongoing cash outflows:					
HAWC administration	1,852	1,439	(413)	1,363	(489)
Debt service	7,166	8,446	1,280	7,166	-
Total outflows	9,018	9,885	867	8,529	(489)
Cash flow from operations	6,823	20,007	(13,184)	70,853	(64,030)
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	4,280	9,588	(5,308)	4,720	(440)
Capital fund receipts	-	-	-	-	-
Capitalized modernization	-	-	-	-	-
Transfers to (from) Local Fund	-	(89,063)	89,063	(15,874)	15,874
Transfers to restricted cash - CAO	-	-	-	-	-
Transfers from (to) restricted cash - Repl Re	-	-	-	-	-
Section 18 transfers from Public Housing	5,540	4,160	1,380	4,968	572
Net unrestricted cash flows	16,643	(55,308)	71,951	64,667	(48,024)
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	16,643	(55,308)	71,951	64,667	(48,024)



**V. STAFF REPORTS**  
**A. Financial Statement**  
**9. Year-To-Date Cash Flow – Expanded**  
Working Capital Basis  
**AFFORDABLE HOUSING – UNAUDITED**  
July 2012 – January 2013

	YTD Actual	YTD Budget	Fav (unfav) Variance	Prior YTD	Fav (unfav) Variance
Operating revenue					
Hud operating subsidies	5,941	8,456	(2,515)	8,101	(2,160)
Gross billable rent	2,542,101	2,540,397	1,704	2,489,314	52,787
Vacancy loss	(87,629)	(114,868)	27,239	(109,218)	21,589
Premiums (concessions)	(30,605)	(35,499)	4,894	(19,721)	(10,884)
Other tenant revenue	80,446	46,722	33,724	67,477	12,969
Tenant revenue	2,504,313	2,436,753	67,560	2,427,853	76,460
Other revenue (incl GF subsidy)	151,246	145,613	5,633	149,882	1,364
Total operating revenue	2,661,500	2,590,822	70,678	2,585,836	75,664
Operating expenses:					
Repair and maintenance	723,331	623,025	(100,306)	638,485	(84,846)
Operations	418,106	419,584	1,478	405,084	(13,022)
Utilities	239,251	244,619	5,368	240,045	794
Insurance	59,557	55,777	(3,780)	55,014	(4,543)
PILOT	-	-	-	-	-
Bad debt, net of recoveries	39,338	34,762	(4,576)	32,526	(6,812)
Other	-	-	-	-	-
Total operating expenses	1,479,583	1,377,767	(101,816)	1,371,154	(108,429)
Net program income	1,181,917	1,213,055	(31,138)	1,214,682	(32,765)
Other ongoing cash outflows:					
HAWC administration	1,282	1,250	(32)	1,060	(222)
Debt service	1,006,384	1,006,384	-	1,008,356	1,972
Total outflows	1,007,666	1,007,634	(32)	1,009,416	1,750
Cash flow from operations	174,251	205,421	(31,170)	205,266	(31,015)
Other unrestricted cash inflows (outflows):					
Investment income - unrestricted	(8,954)	(24,590)	15,636	(17,089)	8,135
Capital fund receipts	-	-	-	-	-
Capitalized modernization	-	-	-	(11,107)	11,107
Transfers to (from) Local Fund	-	-	-	-	-
Transfers to restricted cash - CAO	(167,027)	(167,031)	4	-	(167,027)
Transfers from (to) restricted cash - Repl Res	(80,990)	(79,730)	(1,260)	(49,105)	(31,885)
Section 18 transfers from Public Housing	575,277	549,580	25,697	534,401	40,876
Net unrestricted cash flows	492,557	483,650	8,907	662,366	(169,809)
Restricted cash flows:					
Housing Assistance Payments earned	-	-	-	-	-
Housing Assistance Payments	-	-	-	-	-
Investment income - restricted	-	4,173	(4,173)	-	-
Transfers from unrestricted - CAO	167,027	167,031	(4)	-	167,027
Transfers from (to)unrestricted - Repl Res	80,990	79,730	1,260	49,105	31,885
Purchased from replacement reserves	-	(37,287)	37,287	(36,264)	36,264
Sec 18 transfers to Affordable Housing	-	-	-	-	-
Total restricted cash flows	248,017	213,647	34,370	12,841	235,176
Net cash flows	740,574	697,297	43,277	675,207	65,367



**V. STAFF REPORTS**  
**A. Financial Statement**  
**10. Statement of Net Assets**  
**HOUSING AUTHORITY – UNAUDITED**  
**January 31, 2013**

<b>Assets</b>	Section 8	Public Housing	Kaybern (USDA)	Aloha Park	Local Fund	Affordable Housing	Total	
<b>Current assets:</b>								
Unrestricted cash and cash equivalents	17,385	1,115,389	34,471	158,120	87,229	(2,579,433)	(1,166,839)	1
Restricted cash and cash equivalents	152,665	63,080	1,230	36,789	31,700	282,726	568,190	2
Accounts receivable, net	31,087	35,040	3,684	5,037	38	118,521	193,407	3
Current portion of contracts receivable	—	2,013	—	—	2,717	—	4,730	4
Other current assets	1,823	22,003	331	—	494	60,886	85,537	5
<b>Total current assets</b>	<b>202,960</b>	<b>1,237,525</b>	<b>39,716</b>	<b>199,946</b>	<b>122,178</b>	<b>(2,117,300)</b>	<b>(314,975)</b>	<b>6</b>
<b>Non-current assets:</b>								
Restricted cash and cash equivalents	1,241,711	2,629,328	36,091	102,142	100	959,617	4,968,989	7
Contracts receivable	—	—	—	—	430,563	—	430,563	8
Capital assets, non-depreciable	—	3,842,096	50,000	41,617	201,838	4,095,129	8,230,680	9
Capital assets, depreciable, net	—	3,762,624	50,243	165,688	532,568	16,406,601	20,917,724	10
<b>Total non-current assets</b>	<b>1,241,711</b>	<b>10,234,048</b>	<b>136,334</b>	<b>309,447</b>	<b>1,165,069</b>	<b>21,461,347</b>	<b>34,547,956</b>	<b>11</b>
<b>Total assets</b>	<b>1,444,671</b>	<b>11,471,573</b>	<b>176,050</b>	<b>509,393</b>	<b>1,287,247</b>	<b>19,344,047</b>	<b>34,232,981</b>	<b>12</b>
<b>Liabilities</b>								
<b>Current liabilities:</b>								
Accounts payable	51,704	46,123	2,227	13,152	3,443	73,455	190,104	13
Deferred revenue	—	135,802	88	24	2	2,292	138,208	14
Accrued interest payable - bonds and notes	—	—	2,612	519	138	153,554	156,823	15
Current portion of notes and contracts payable	—	—	3,558	68,779	9,433	300,294	382,064	16
<b>Current liabilities payable from restricted assets:</b>								
Tenant and other deposits	152,665	63,080	1,230	36,789	31,700	282,726	568,190	17
<b>Total curr. liabilities payable from restr. assets</b>	<b>152,665</b>	<b>63,080</b>	<b>1,230</b>	<b>36,789</b>	<b>31,700</b>	<b>282,726</b>	<b>568,190</b>	<b>18</b>
<b>Total current liabilities</b>	<b>204,369</b>	<b>245,005</b>	<b>9,715</b>	<b>119,263</b>	<b>44,716</b>	<b>812,321</b>	<b>1,435,389</b>	<b>19</b>
<b>Non-current liabilities:</b>								
Contracts and notes payable	—	—	328,379	48,031	694,761	26,358,297	27,429,468	20
<b>Total non-current liabilities</b>	<b>—</b>	<b>—</b>	<b>328,379</b>	<b>48,031</b>	<b>694,761</b>	<b>26,358,297</b>	<b>27,429,468</b>	<b>21</b>
<b>Total liabilities</b>	<b>204,369</b>	<b>245,005</b>	<b>338,094</b>	<b>167,294</b>	<b>739,477</b>	<b>27,170,618</b>	<b>28,864,857</b>	<b>22</b>
<b>Net Assets</b>								
Invested in capital assets, net of related debt	—	7,604,720	(231,694)	90,495	30,213	(6,156,860)	1,336,874	23
Restricted	1,235,235	2,629,328	36,091	102,142	100	959,617	4,962,513	24
Unrestricted	5,067	992,520	33,559	149,462	517,457	(2,629,328)	(931,263)	25
<b>Total net assets</b>	<b>1,240,302</b>	<b>11,226,568</b>	<b>(162,044)</b>	<b>342,099</b>	<b>547,770</b>	<b>(7,826,571)</b>	<b>5,368,124</b>	<b>26</b>
<b>Total liabilities and net assets</b>	<b>1,444,671</b>	<b>11,471,573</b>	<b>176,050</b>	<b>509,393</b>	<b>1,287,247</b>	<b>19,344,047</b>	<b>34,232,981</b>	<b>27</b>





**V. STAFF REPORTS**  
**B. Section 8 and Low Rent Public Housing**  
**1. Section 8 Waiting List**  
*February 2013*

<b>Wait List Time Based on # of HH Members</b>											
<b># HH Members</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>Total</b>
<b>#Families</b>	1,533	933	645	389	211	103	46	22	9	6	<b>3,897</b>
<b>Average Days</b>	1,121	1,070	1,097	1,148	1,048	1,074	1,191	1,089	1,358	998	<b>1,103</b>

<b>Wait List Based on Gender</b>					
<b>Gender</b>	<b>Female</b>		<b>Male</b>		<b>Total</b>
<b>Total</b>	2,680		1,217		<b>3,897</b>

<b>Wait List Based on Race</b>								
<b>Race</b>	<b>Am. Indian</b>	<b>Asian</b>	<b>Black</b>	<b>Native Hawaiian</b>	<b>White</b>	<b>Multiple</b>	<b>Unk.</b>	<b>Total</b>
	33	141	490	28	3,037	50	118	<b>3,897</b>

<b>Wait List Based on Ethnicity</b>						
<b>HH Ethnicity</b>	<b>Hispanic</b>		<b>Not Hispanic</b>		<b>Unknown</b>	<b>Total</b>
	763		3,098		36	<b>3,897</b>

<b>Wait List Based on HH Type</b>					
<b>Type</b>	<b>Disabled</b>	<b>Elderly</b>	<b>Family</b>	<b>Other</b>	<b>Total</b>
	1,047	276	1,888	686	<b>3,897</b>



# WASHINGTON COUNTY

## OREGON

### V. STAFF REPORTS

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

#### 2. Public Housing Average Vacancy Days

*Fiscal Year-to-Date  
February 2013*

#### Average Vacancy Days - Public Housing

	Units Turned Over	Vacancy Days	Average Vacancy Days Per Unit This	Total Vacant Units	Total Vacancy Days	Total Average Vacancy Days Per Unit
	This Month	This Month	Month	(FY cumulative total)	(FY cumulative total)	(FY cumulative total)
<b>FY2011-2012</b>						
July 2011	3	36	12.00	3	36	12.00
August 2011	4	64	16.00	7	100	14.29
September 2011	6	91	15.17	13	191	14.69
October 2011	2	34	17.00	15	225	15.00
November 2011	6	86	14.33	21	311	14.81
December 2011	6	74	12.33	27	383	14.19
January 2012	0	0	0.00	27	383	14.19
February 2012	1	14	14.00	28	397	14.18
March 2012	3	29	9.67	31	426	13.74
April 2012	4	32	8.00	35	458	13.09
May 2012	3	52	17.33	38	510	13.42
June 2012	4	56	14.00	42	566	13.48
<b>FY 2012-13</b>						
July 2012	4	105	26.25	4	105	26.25
August 2012	6	101	16.83	10	206	20.60
September 2012	2	43	21.50	12	249	20.75
October 2012	2	30	15.00	14	279	19.93
November 2012	4	90	22.50	18	369	20.50
December 2012	0	0	0	18	369	20.50
January 2013	0	0	0.00	18	369	20.50
February 2013	1	15	15.00	19	384	20.21



V. STAFF REPORTS  
C. Affordable Housing

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

- a) Section 8 Waiting List: February: 3,897— (last month 3,881). 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 February 2013 were at 20.21 (last month – 20.50). 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: 99.59% (last month – 99.59%).

We had 2,629 vouchers leased up in February (last month – 2,607). Eighteen (18) new vouchers were issued, and 49 applicants with vouchers are searching for housing (last month 13 new, 44 looking). Our monthly allocation of Section 8 HAP funds is 99%. 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 February, 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	1.97 hrs	5.0 hrs	24 hrs
Routine WO's	9.25 days	7 days	25 days

- f) FSS Participation  
Total FSS participants: 71 (60 from Section 8 and 11 from Public Housing)  
Total FSS participants w/escrow balance: 42  
Total Escrow Balance: \$146,431  
Average Escrow Balance: \$3,486  
Highest Escrow Accounts: \$11,760 (Section 8) and \$21,462 (Public Housing)  
IDA Accounts: 0

• **AFFORDABLE HOUSING**

The 613 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. Kaybern Terrace is now managed by Infinity and included in the affordable unit count. (The 711 units at Quantama Crossing co-owned in a partnership and managed by Simpson Property Management are not included.)

- a) Infinity-Managed Properties: 98.37% Occupancy (10 vacancies / 613 units), compared to 97.55% (15 vacancies / 613 units), last month. NTR – 97%.



- **MAINTENANCE ACTIVITIES**

Special Projects:

- Refrigerator has been replaced in one (1) Public Housing unit.
- Water heaters have been replaced in one (1) Public Housing unit.
- Preventative maintenance was performed on 21 inspected pre-REAC units.
- Garage door service performed at one (1) Public Housing unit.
- Spot repair service performed on one (1) Public Housing unit.
- Siding repairs performed on one (1) Public Housing unit.
- Arborist services have been performed at one (1) Public Housing unit.
- Reported 56 non-emergency work orders have been completed this month.
- Reported 4 emergency work orders have been completed this month.
- Installed guardrail on ADA ramp on 2<sup>nd</sup> and Tucker complex.
- Replaced vinyl flooring underlayment damaged by condensation tank.
- Ranges have been replaced in two (2) Public Housing units.

Turnovers:

- There was one (1) Public Housing turnover this month.
- Cleaning was completed on one (1) turnover by a contracted vendor.
- Carpet replaced on one (1) turnover by contracted vendor (CAP fund).

Staff Training:

- Staff attended Active Shooter and ERT training.
- Three staff members attending weekly County Purchasing training events.



**V. STAFF REPORTS**  
**D. Programs and Special Projects**

• **PROJECT-BASED VOUCHERS**

	Total Allocated	Total Awarded	Remaining Available
Category I (chronic homeless)	102	102	0
Category II (30% MFI or less)	98	46	52
Special Needs	25	25	0
Total PBVs	225	173	52

There are 225 project-based vouchers (PBV) allocated as follows: 102 PBVs in Category I (chronically homeless), 25 “special needs” category vouchers, and 98 PBVs in Category II (30% or less MFI).

Remaining available project-based vouchers and project-based vouchers that have been awarded but are not yet leased are being utilized as tenant-based vouchers—the Housing Authority does not hold voucher slots vacant prior to project-basing. Vouchers are project-based as units become available and residents leave the Section 8 tenant-based voucher program.

	Category I (chronic homeless)			Category II (30% MFI or under)			Special Needs		
	Awarded	Project-based	Leased	Awarded	Project-based	Leased	Awarded	Project-based	Leased
Luke-Dorf (Pluss Apartments)							12	12	9
LifeWorks NW (Tom Brewer House)							13	13	12
CPAH (The Knoll)	12	12	12						
Enterprise Community Partners (Fircrest Manor Apartments)				15	15	6			
REACH CDC (The Orchard, new development)				8					
Northwest Housing Alternatives (new development)				8					
Bridges To Housing (Bonita and The Colonies)				7	7	5			
CPAH (The Barcelona, new development)				8					
Luke-Dorf (Housing TEAM- SAHMSA)	90	5	4						
Total PBVS	102	17	16	46	22	11	25	25	21



**V. STAFF REPORTS**  
**E. Report on Homelessness**

• **FEDERAL MCKINNEY-VENTO HOMELESS PROGRAMS**

On March 13, 2013, the U.S. Department of Housing and Urban Development (HUD) awarded \$1.5 billion nationally to renew funding for more than 7,000 homeless programs. Washington County Department of Housing Services will receive \$2,234,798 in Tier 1 competitive project funding awards, with \$231,766 in Tier 2 pending award under additional consideration by HUD based on remaining FY2012 Federal funds and scoring of the Washington County grant application. In all, the Washington County application requested \$2,466,564 in FY2012 McKinney-Vento CoC Program funds under Subtitle C of Title IV of the McKinney-Vento Homeless Assistance Act, as amended by the new Homeless Assistance and Rapid Transition to Housing (HEARTH) Act.

Washington County's leveraged \$2,537,730 in public and private funds to support the 14 homeless projects requesting funds, to include the \$2.2 million award for Tier 1 ranked projects (11 renewal programs) and Tier 2 ranked projects (1 renewal and 2 new programs).

With the March 1 Sequestration and the March 27 Continuing Resolution pending, it is difficult to forecast the anticipated FY2013 CoC Program and Emergency Solution Grant (ESG) funding impacts and opportunities at a local level. The Sequestration estimates a 5% in automatic, across-the-board cuts. HUD Secretary Shaun Donovan estimates nationally that 100,000 formerly homeless people in housing and emergency shelter programs will lose assistance.

On March 6, the Office of Community Development performed the annual Emergency Solutions Grant consultation with the HSSN. Funding appropriation for the 2013-14 ESG program will include shelter, outreach, prevention and rapid re-housing activities. In the 2012-13 budget, funding was allocated to HMIS activities, and in the 2013-14 budget these funds will be re-directed to support rapid re-housing activities.



The following is an historical overview of local HUD McKinney-Vento Homeless Assistance funding under the new HEARTH Act.

Federal Homeless Program Funds	FY 2010 \$1,846 billion	FY 2011 \$1,901 billion	FY 2012 \$1,901 billion	FY 2013 [proposed] \$2,231 billion
CoC Program Competitive Grant Funding	\$1,686 billion	\$1,676 billion	\$1,651 billion	\$1,945 billion
<i>Award – CoC Program</i>	\$2.1 million	\$2.1 million	\$2.2 million <sup>1</sup>	*NOFA not yet released <sup>2</sup>
Emergency Shelter & Solutions Grant (ESG) Formula Funding	\$160 million	\$225 million	\$250 million	\$286 million
<i>ESG Formula Funds to Washington County</i>	\$88,350	\$137,797	\$157,499	Est. \$157,499 <sup>3</sup>
ESG “net funds” diverted from Washington County to the State (OHCS) for City’s with >50,000 people	n/a <sup>4</sup>	\$63,110	\$100,182	Est. \$100,182
<i>OHCS allocation of State ESG to Community Action in Washington County</i>	\$0	\$22,645	\$80,144	Est. \$80,144

• **2013 POINT IN TIME (PIT) HOMELESS COUNT**

During the last 10 days of January 2013, a point-in-time (PIT) homeless count was conducted. Homeless data collected from interviews with homeless persons will be entered into the Homeless Management Information System (HMIS) for de-duplication, with homeless data results published by the Oregon Housing and Community Services (OHCS) on or after April 5, 2013. Nationally, the PIT count process is used as a primary data source to understand national homelessness trends and track progress against the goals and objectives contained in Opening Doors, the Federal Strategic Plan to End Homelessness. Additionally, the Annual Homeless Assessment Report (AHAR) is prepared and submitted to Congress.

Washington County historical homeless count data:

- January 2013 = To be released in April 2013
- January 2012 = 1,331
- January 2011 = 1,356
- January 2010 = 1,383
- January 2009 = 1,243
- January 2008 = 1,145

<sup>1</sup> FY2012 CoC Program award for renewal projects in Tier 1 ranking, with \$231,766 in Tier 2 ranking awaiting HUD award pending Federal funds available and the scoring level of the application. Total grant request was \$2,466,564.

<sup>2</sup> FY2013 CoC Program Notice Of Funding Available (NOFA) has not been released.

<sup>3</sup> FY2013 Emergency Solutions Grant does not reflect potential changes as a result of Sequestration.

<sup>4</sup> Beaverton and Hillsboro diverted funds under Emergency Shelter Grant Program unknown.



January 2007 = 1,241  
January 2006 = 1,162  
January 2005 = 787

- **SEVERE WEATHER SHELTERS IN WASHINGTON COUNTY**

To date, 13,091 volunteer hours have provided 5,262 bed stays at seven church shelters. St. Francis Church (Sherwood) and Calvin Presbyterian (Tigard) continue to be open one night each week through the end of March to provide a hot meal, showers and warm shelter.

The SOS-Shelter (Sonrise Church) includes a network of more than 30 faith-based and community partners that work collectively to open and operate the 90-day winter shelter program serving homeless adults. More than 6,600 volunteer hours supported the daily shelter operation that provided 7,349 meals (dinner and breakfast) and 3,490 bed stays to homeless adults. The shelter reported 27 or 20% of the homeless population found housing upon exit from the shelter, and 15 or 11% found employment.

- **2013 ACTION PLAN**

The Washington County Office of Community Development will be hosting two public hearings on the 2013 Action Plan to include April 3 at 10 am, Beaverton City Hall First Floor Conference Room (directly following the HSSN meeting), and April 11 at 7 pm, Washington County Public Services Building (Cafeteria). The public hearing is being held following the HSSN to facilitate a greater attendance of community stakeholders in the Action Plan goals and strategies, and is reported in the McKinney-Vento CoC Program grant application.

The Action Plan is a component of the County's Consolidated Plan that specifically describes how Washington County and the cities of Beaverton and Hillsboro will spend scarce Federal resources over a one-year period for activities serving low- and moderate-income persons, the homeless, and persons with special needs. The Consolidated Plan is a combined plan and application for Federal funds available to counties and cities under the Community Development Block Grant (CDBG), HOME Investment Partnerships and Emergency Solutions Grant (ESG) formula programs.

To view a copy of the 2013 Draft Action Plan visit

<http://www.co.washington.or.us/CommunityDevelopment/Planning/annual-draft-action-plan.cfm>

- **HOMELESS COST STUDY**

Vision Action Network (VAN) and the Department of Housing Services convened a Homeless Cost Study Advisory Committee to provide oversight to the cost study development that will target research on the high cost of providing services to chronic homeless individuals and families without a housing plan in-place.





At the March meeting of the Cost Study Advisory Committee, the VAN reported the cost study budget is fully funded, and Northwest Economic Research Center (NERC) is collecting cost data from providers (e.g. hospital, jail, law enforcement, mental health providers) for 19 individual and 19 family households. NERC anticipates the Cost Study report to be available by June 2013. The Homeless Cost Study Advisory Committee is working to develop messaging based on input from a joint meeting in September 2012 with the Homeless Plan Advisory Committee (HPAC) and the Advisory Committee, and preliminary planning for a longitudinal study. The messaging will look at the target audiences to receive the study results and will propose action steps that may redirect current funds and/or provide new funding to end homelessness. A September roll-out of the Cost Study report is being planned.

## VI. OLD BUSINESS

- **TAX EXEMPTIONS FOR AFFORDABLE HOUSING**

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.

This initiative was presented to County Board of Commissioners at an extended Work Session on January 22, and the Board directed County Counsel to prepare an Agenda item authorizing a Washington County ordinance to enable this program. The Board approved the Agenda item on February 19, 2013. After the First and Second Readings and a public hearing, the ordinance is expected to be approved and go into effect in late March—just in time to allow applications to be submitted by April 1, 2013.

The City of Beaverton has expressed general support for this program, and Housing staff will discuss next steps with City of Beaverton staff. Washington County's support is likely to encourage Beaverton leadership to move forward.

The First and Second Readings of the proposed Washington County Ordinance authorized the nonprofit corporation low-income housing tax exemption are scheduled for March 12 and March 26 respectively. The Second Reading will also include a Public Hearing. If Washington County approves this program, eligible applicants can apply up to the April 1<sup>st</sup> deadline.



Meeting date	Jurisdiction	Name	Position	Support	Additional Activity
November 2010	City of Tigard	Craig Dirksen Craig Prosser	Mayor City Manager	Supportive-- currently adopted & supported in Tigard	
November 2010	City of Hillsboro	Jerry Willey Sara Jo Chaplan	Mayor (former) City Manager	General program support	4/2: meeting with new City Manager Seek Council support
January 2011	Hillsboro School District	Mike Scott Adam Stewart	Superintendent CFO	Board approved support on 2/28/12, effective July 1, 2012- June 30, 2015	
February 2011	City of Beaverton	Denny Doyle Don Mazziotti	Mayor Community Development Director	Supportive	Seek Council support
February 2011	Tigard-Tualatin School District	Rob Saxton	Superintendent	Supportive-- currently partners with Tigard	
March 2011	Beaverton School District	Ron Porterfield Claire Hertz	Deputy Superintendent CFO	General program support	
July 2011	City of Forest Grove	Peter Truax Michael Sykes	Mayor City Manager	General program support	
August 2011	Forest Grove School District	Yvonne Curtis Michael Schofield	Superintendent Business Director	General program support	
October 2011	TVF&R	Mike Duyck Dustin Morrow Debra Guzman	Fire Chief Deputy Chief CFO	Board approved support in December 2011, effective July 1, 2012-June 30, 2015	Would like to work with nonprofits & HAWC to improve safety at affordable properties
April 2012	Washington County	Andy Duyck	BOC Chair	under consideration	Awaiting Cost Study results
June 2012	City of Cornelius	Rob Drake	City Manager	General program support	No eligible properties currently, supports adopting ordinance
January 2013	Washington County	Andy Duyck Roy Rodgers Greg Malinowski Dick Schouten Bob Terry	BOC Chair County Commissioner County Commissioner County Commissioner County Commissioner	Approved Agenda item authorizing preparation of ordinance	Anticipate approval of ordinance March 26

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

The project team presented the Aloha-Reedville community with a series of questions about key strategies at a number of events during the month of March. These questions ask community members to express support for a variety of strategies and possible implementation actions. The first public event on took place on Tuesday March 5 at Aloha High School. The polling questions are also available online at <http://www.surveymonkey.com/s/PFB2C8M> (linked from the project website at <http://www.co.washington.or.us/alohareedville>).

The Citizen’s Advisory Committee (CAC) will meet next on Wednesday, April 10 from 6-8pm.

The Center for Intercultural Organizing and Centro Cultural continues to assist with additional outreach, engagement, and capacity-building activity, including workshops and special events during Phase 2. Washington County has contracted with Community Alliance of Tenants (CAT) OPAL (<http://www.opalpdx.org>), the Asian-Pacific American Network of Oregon, Adelante Mujeres ([www.adelantemujeres.org](http://www.adelantemujeres.org)), Centro Cultural, and the Oregon Somali Family Education Center (OSFEC) to do targeted stakeholder outreach and leadership training for their constituents, to enable them to participate more effectively in this project and future planning efforts.



The community groups will host a public event called *Aloha Unite!* bringing together all the CBOs and their constituents on from 6-8pm Wednesday, March 20 at the PCC Willow Creek Campus.

The Existing Conditions report and all appendices are available on the project website at

<http://www.co.washington.or.us/LUT/PlanningProjects/alohareedville/document-and-maps.cfm>.

- **HOUSING WORKS: WORKFORCE INNOVATION GRANT WITH WORKSYSTEMS, INC.**

The *Housing Works* project will help Section 8 and/or public housing residents build the life and employment skills necessary to attain self-sufficiency. Grant partners will work together to invest resources to train and support residents with the shared goal of increasing employment and earning potential. Participants will receive occupational skills training in one of three growing employment sectors—healthcare, office/clerical, or manufacturing. Participants will also received job attachment support that will include internships, On-The-Job training, and job placement assistance.

HAWC’s goal is to serve 50 clients over the 18 months of the grant program, doubling the number of jobseekers that may be served (25 client ‘slots’ are already available through our current partnership with WorkSystems). Grant funds will support a dedicated case manager for program participants, and provide resources for education, classes, on-the-job training, and internships.

Seventeen clients are currently enrolled in the program. Ten (10) have completed the Career Link course, and seven (7) will take Career Link in March.

- **MIXED-INCOME HOUSING WORK GROUP**

This work group will explore the general concept of mixed-income housing and its feasibility in Washington County, and was an action identified in the 2010-2015 Consolidated Plan Action Plan. The work group is not constrained, and may consider any number of configurations of mixed-income housing at a variety of income levels, and may consider its feasibility in the County overall and/or in specific locations. The work group may explore any number of options and recommend configurations and strategies that appear to be most useful for Washington County.

The next group meeting will be scheduled shortly.

- **CITY OF TIGARD GOAL 10 REVIEW**

Washington County Housing Services Department is part of the Technical Advisory Committee for the City of Tigard’s Goal 10 Population and Housing Review. Kim Armstrong will represent the Housing Department. Steve Kelley from Washington County Department of Land Use and Transportation (LUT) Planning will also work on this project.



**VII. NEW BUSINESS**

**VIII. RESOLUTIONS/ACTION ITEMS**

• **UPCOMING PUBLIC HEARINGS**

Two Washington County public hearings are scheduled for housing issues in the next few weeks.

- 2<sup>nd</sup> Reading/1<sup>st</sup> Public Hearing for Ordinance 761 (enabling property tax exemption for nonprofit-owned affordable rental housing)  
Tuesday, March 26, 2013 at 6:30 pm  
Shirley Huffman Auditorium, Public Services Building  
155 N First Avenue, Hillsboro, OR
  
- PHA Plan Public Hearing  
Tuesday, April 2, 2013 at 10:00 am  
Shirley Huffman Auditorium, Public Services Building  
155 N First Avenue, Hillsboro, OR

**IX. ADJOURNMENT**