



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



**Thursday, September 24, 2015
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:

RETREAT—Friday, October 16, 2015

2015 HAC Meeting Schedule
Friday, October 16 – Retreat
Thursday, November 19
Friday, December 11 – Luncheon (Tentative)



HOUSING ADVISORY COMMITTEE
Department of Housing Services
September 24, 2015 at 9:00 A.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. August 27, 2015 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
August 27, 2015, 9:00 a.m.

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

Anapreet Kaur-Gill
Ben Sturtz
Annee vonBorg
Sid Scott
LaShanda Williams

STAFF PRESENT

Val Valfre, Executive Director
Komi Kalevor, Assistant Director
YaLing Huang-Dressel, Finance Manager
Gary Calvert, Asset Manager
Melanie Fletcher, Rental Assistance Manager
Annette Evans, Homeless Program Coordinator
Kim Armstrong, Program Coordinator

COMMITTEE MEMBERS ABSENT

Jack Schwab Gary Whiting
Carina Delgado

GUESTS PRESENT

Greg Malinowski, County Commissioner

Val Valfre called the meeting to order at 9:05 p.m.

I. ROLL CALL - A quorum was not present.

II. ACTION - APPROVAL OF MINUTES

Motion: Approve the minutes from May 21, 2015—Ben Sturtz

Second: Sid Scott

Vote: All approve

Motion: Approve the minutes from June 25, 2015—Ben Sturtz

Second: Anapreet Kaur-Gill

Vote: All approve

III. DISCUSSION - ORAL COMMUNICATIONS

- Ben Sturtz noted that The Orchards has opened and is fully leased. Phase II (58 units) is beginning and is scheduled to be completed June 2016. Feasibility on Phase III is underway, and should include more family units (2 and 3-bedroom units). REACH is considering Passive House certification for Phase II.



- Anapreet Kaur-Gill reported that the North Plains Senior Plaza is turning away many seniors with insufficient income to afford the below-market rents at tax-credit projects.
- Annee vonBorg commented that there are very few units available for lower-income larger families—and that rents are so high for the few units that are available that lower-income households can't meet income qualifications.
- Sid Scott reported that Bienestar's Cornelius Place project was not awarded State funding. The project team is exploring possible options.
- LaShanda Williams was recently able to refinance her home. She was also able to receive weatherization funding through Community Action to replace her furnace.

IV. EXECUTIVE DIRECTOR'S REPORT

HAWC recently accepted proposals for project-based vouchers. Three developers submitted proposals for PBV awards, including CPAH, Bienestar, and Northwest Housing Alternatives.

Washington County THRIVES has been pushing three Washington County priorities, including affordable housing.

Housing Services is working on adopting a Workplace Violence policy.

The farewell event for Ramsay Weit, the outgoing Executive Director of the Community Housing Fund, will be held September 17.

Oregon Housing and Community Services (OHCS) hosted developer roundtables to discuss 9% and 4% LIHTC projects. There were many good comments during the forum.

Housing Authority Operations

Section 8 Shortfall Funding: HAWC has applied for shortfall funding, but it is not clear when these funds will be available. HAWC has also applied for HUD set-aside funds. The Housing Authority hopes to start leasing up new vouchers as soon as these funds become available.

Housing Authority Finances

No updates were provided at the meeting.

Housing Authority Affordable Housing & Services Initiatives

The Housing Authority is involved in several housing projects currently. Most of these projects include some project-based vouchers.

Veterans Housing NOFA: No updates were provided at the meeting.

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: No updates were provided at the meeting.

Corinth Gardens: No updates were provided at the meeting.

Meyer Memorial Trust: No updates were provided at the meeting.

Other Initiatives

HB 2198: \$100 Million Bonding Proposal: No updates were provided at the meeting.

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

Landlord Guarantee Program: No updates were provided at the meeting.

V. STAFF REPORTS

A. Financial Statement

The County fiscal year ended June 30. The financial statement is being prepared, and the first phase of the audit is underway. Auditors will return in September for the financial audit, and the audit should be complete by January.

YaLing Huang-Dressel walked the HAC members through the structure of the HAWC financial reports.

Nearly all of HAWC's funding is restricted to specific programs, and specific allowable activities within those programs. HAWC receives funding from HUD for nearly all its programs, and funding allocations are based on prior year expenses.

In the Section 8 program, HAWC receives two main funding streams—Housing Assistance Payments (HAP) and Section 8 Administrative Fees. HAP funds provide rental assistance for voucher clients, and Administrative Fees pay for staff and caseworkers. HUD funds Administrative Fees based on number of vouchers leased up each month, and only provides a prorated portion of the amount needed to operate the Section 8 program.

HAWC's projected budget shortfall for 2015 is the result of receiving insufficient HAP funding to cover the actual costs of providing rental assistance to our clients. The approved Section 8 budget allowed an average HAP payment of \$608 per unit. Due to a combination of rising rental costs and reduced client income, the actual average HAP payment was over \$640 per unit. With an inadequate supply of housing units with rent levels affordable to low-income households, and no way to limit rent increases by private landlords, we are forced to increase subsidy per unit to keep our clients in decent and safe housing.



With inadequate funding and inadequate supply of affordable units, and no way to limit rent increases, many HAWC clients who receive no-cause evictions are unable to find units that are affordable, even with rental assistance. In some cases this has resulted in households becoming homeless when they cannot find units that meet affordability guidelines.

Many of HAWC's properties are operating at break-even, including Kayburn Terrace and Aloha Park Apartments.

The Local Fund consists of management fees and other revenue from partnerships. This is the only unrestricted budget category that HAWC has access to.

B. Section 8 and Low Rent Public Housing

Staff is working to reduce lease-ups and lower costs to get out of shortfall.

- The Public Housing and Section 8 Unified Waitlist have been closed to new applications since September 1, 2011.
- Occupancy rates remain high in public housing (100%) and for Section 8 vouchers (95%).
- Public Housing turnaround reporting for FY2015-2016 began on July 1, 2015.
- Work order effectiveness is high.

C. Affordable Housing

- Occupancy rates remain high in affordable housing (98.09%).
- The rehab on Aloha Park was completed in July, and the remaining equity was released to the Housing Authority. New bike parking will be installed at the property soon, funded with a Metro RTO grant.

D. Special Projects

- Project-Based Vouchers

Case managers are continuing to work with service providers to lease up project-based units.

E. Report on Homelessness

Annette Evans provided updates on homeless programs.

- Mary Mac House Serving Persons Fleeing Domestic Violence

This facility will serve clients transitioning out of Monika's House, and received funding from Washington County in the FY2015-16 budget.

The facility will serve 5 households at a time, and units are being rehabbed currently. The program will hire a case manager in September. This program will make more shelter beds available for fleeing victims and reduce the number of actively-fleeing victims that must be turned away due to a lack of available shelter beds.



- Family Justice Center

This initiative is working to develop a single-stop resource center for victims of domestic violence. Law enforcement is actively participating in this project. Partners are seeking a facility in Beaverton, and hope to establish a center by July 2016.

- Legal Clinics

The HSSN is working with the Oregon Law Center to provide legal clinics for literally homeless households with criminal issues. Community Connect data indicates that 49% of the homeless population has criminal issues that are barriers to accessing housing, and clinics will focus on addressing those barriers. Clinics will be offered at libraries in Beaverton, Hillsboro, and Tigard. The first clinic is scheduled for October 15 in Hillsboro.

The HSSN Work Group will also re-approach the Court system to discuss increasing the wage rate for persons working off legal and court-related debt.

- FY2015 Federal McKinney-Vento Homeless Programs

The NOFA for FY2015 funding has not yet been released. This NOFA will renew current CoC projects and may provide some funding for CoC coordination and administration.

Washington County will be de-obligating \$225,000 in unused rent assistance funding back to HUD. These funds were awarded to provide rent assistance to high-barrier homeless clients seeking housing, but due to the tight rental market these households were unable to find landlords who would accept them as tenants even with rental assistance. Partner nonprofit housing providers have been very willing to work with these clients, but private landlords have not been as willing to do so.

- Gap in Affordable Housing Serving <50% AMI

The Affordable Housing Work Group has been brought into the Washington County THRIVES initiative.

Greg Malinowski noted that the THRIVES work group is working on three priorities: affordable housing, education and early childhood issues, and economic development. There is some concern that this may delay action on affordable housing, which the group believes is an urgent issue.

- Community Connect Reaches 1,911 Households in First Year

Community Connect has engaged with 1,911 households in its first full year of operation as the single-point entry for homeless households. Individuals and couples without children remain very vulnerable in Washington County. Washington County is also seeing a year-over-year increase in literally homeless households. This suggests that there will be an increased need for church shelters this winter.



- Washington County Public Safety Levy

This is a voter-approved levy that includes \$840,000 to support the Washington County shelter network. This renewal continues the levy at current rates, and will support a variety of public safety measures, including shelter services.

A stakeholder briefing will be held on September 10 at 3pm. The levy will be on the ballot in November.

VI. OLD BUSINESS

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

The Department of Housing Services 2015-16 budget request includes a portion of funding to continue this program. WorkSystems, Inc. is working with partners to submit a grant application the Health & Human Services Department that would provide up to 5 years of funding for this program, as well as expanding the career tracks to include healthcare occupations. This grant proposal would focus on Washington County clients, and would continue to support case management staff.

Staff is also working on a proposal for Meyer Memorial Trust funding to support this program.

- Metro CET Grant

No additional updates were presented at the meeting.

VII. NEW BUSINESS

- Upcoming and Recent Events

- August 19, 2015

The Westside Economic Alliance (WEA) recently hosted an affordable housing tour for a number of Washington County stakeholders and business leaders. The tour included a stop at The Orchards. Ben Sturtz reported that participants asked questions about parking and the project's Passive House certification. Building the project to Passive House standards allows REACH to minimize utility costs for residents, making the units more affordable.

The tour also included a 3-bedroom unit at Aloha Park (Housing Authority of Washington County) and Sunset View (Bienestar).

- September 1, 2015

The Board of County Commissioners will be asked to appoint David Ruelas (Bienestar) to the Housing Advisory Committee. He will be appointed to the vacant Farmworker representative position.



o September 15, 2015

The Board of County Commissioners will be asked to appoint Shannon Wilson (CPAH) to the Housing Authority Board of Directors. This appointment will fill the vacant term expiring December 31, 2016. There will be a Director position for a Resident representative expiring in December.

o October 16, 2015

The annual HAC retreat will take place on Friday, October 16 at Jenkins Estate. This retreat will include a presentation on housing supply, the benefits of affordable housing, possible funding sources, and tiny homes.

VIII. RESOLUTIONS/ACTION ITEMS

ADJOURNMENT

Meeting adjourned at 10:48 a.m.

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



IV. EXECUTIVE DIRECTOR'S REPORT

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

- **Section 8 Shortfall Funding:** HAWC applied for HUD shortfall funds to help close the budget gap created by rising rents. In order to access HUD shortfall reserves, HUD required that we aggressively restrict costs by agreeing to rescind and cease all voucher lease-ups, to include about 16 vouchers “on the street” without secured units. These 16 families will be returned to a special wait list in priority order and reissued vouchers when additional funding is secured. The strategies employed by our Shortfall Team have decreased the projected EOY shortfall and should remove our deficit prior to year-end. In addition, the Housing Authority has also applied for other HUD set-aside funds, which may be sufficient to expedite removal of the HUD restrictions.

Housing Authority Finances: The Department’s application for Portability Set-aside funds resulted in receipt of an additional \$158,976 from HUD.

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

- **Veterans Housing NOFA:** The State has issued a NOFA for Veterans housing and services funded by the veterans’ portion of the document recording fee. OHCS received 3-4 applications.
- **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 held its grand opening in June, and units are now occupied. Phase II should close in early June 2015. An additional 8 PBVs were awarded to Orchards Phase III.
- **Bridge Meadows in Beaverton:** Bridge Meadows, a proposed 36-unit Intergenerational project to be built in Beaverton, was awarded LIHTC (Low Income Housing Tax Credits) from the State. The 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. This project includes 8 project-based vouchers, HOME funds, and State LIHTC (Low Income Housing Tax Credit) funding.
- **Cornelius Place:** Bienestar’s 40-unit mixed-use library and senior housing project was awarded 8 PBVs and \$750,000 in HOME funds. Cornelius Place was not awarded 9% LIHTC funding in the current funding round, and discussions are



ongoing with the State and key legislators to identify a reasonable funding strategy for the project. This project will apply for 9% LIHTC funds in 2016.

- Sunset View Apartments: The groundbreaking for this 236-unit project took place on July 14, and construction is underway. The entire project is restricted to families with incomes at 60% area median income or below. In addition, 24 units are project-based and limited to families earning 30% or less area median income. The 10 apartment buildings should become ready for occupancy in phases – beginning about July 2016 through January 2017.
- Corinth Gardens: This project proposal was developed by Cascade Housing and Luke-Dorf in the City of Cornelius. The project was awarded two project-based vouchers, but did not receive HOME funding this cycle. It is not likely that this project will continue and the two project-based vouchers are expected to be returned.
- Meyer Memorial Trust: We have agreed to collaborate with Catholic Charities on a project to increase public, landlord, Housing Authority, and tenant understanding of the new 2013 Oregon Housing Choice Voucher law. The first meeting to discuss planning and coordination was held on June 18, 2015.
- Blanton Street: Northwest Housing Alternatives considered applying for Veterans Housing funds for this small development near 185th and TV Highway in Aloha, but ultimately applied for the State GHAP funding. The project was awarded 5 Project-based VASH vouchers and 20 Project-based Section 8 vouchers.

Other Initiatives:

- HB 2198: \$100 Million Affordable Housing Proposal: Governor Brown and House Speaker Kotek are supporting this initiative to allocate \$100M in bond funding for affordable housing which could create 3000 to 4000 housing units, using a combination of Q-11 General Obligation Bonds and lottery-backed bonds. In the final days of the Session, the Senate amended the proposal to include \$20M for mental health-related housing. In the end, the \$100M Affordable Housing Proposal was reduced to \$62.5M, reflecting \$40M for affordable housing using Q-11 GO Bonds, \$20M for Mental Health-related housing using Lottery-backed bonds, and \$2.5M for affordable housing preservation. Operational details on the use of this money will be deferred unto the 2016 Legislative Session. The State Housing Council has set up two subcommittees to create the financial and policy structure for these funds. I am serving on the Policy subcommittee, which had its first meeting on September 16, 2015.



- Housing Trust Fund: The Interim Rule on the Housing Trust Fund requires states who wish to participate in the HTF program to develop a HTF Allocation Plan as part of its state Consolidated Plan. Oregon's 2015-2020 Consolidated Plan, which will include Oregon's HTF Allocation Plan, is scheduled to be submitted in November 2015. I am chairing the Stakeholder Advisory Committee and seeking to incorporate equity in application and outcomes for rural areas, minorities and people of color.
- Landlord Guarantee Program: The Rent Well Landlord Guarantee was defunded to provide guarantee funds for Section 8 clients in 2014. Rent Well's Landlord Guarantee Program was a valuable tool for preventing homelessness and rehousing homeless households, and frequently serves clients that may not have access to Section 8 rental assistance. There may be an opportunity to allow both programs access to the current guarantee fund. The State Housing Council will receive an update from representatives of the Housing Choice Voucher Advisory Committee at its meeting in early 2016.

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



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

The Housing Authority started a new fiscal year on July 1, 2014. Financial reports will resume next month.



V. STAFF REPORTS
B. Section 8 and Low Rent Public Housing
1. Section 8 Waiting List
August 2014

Wait List Time Based on # of HH Members										
# HH Members	1	2	3	4	5	6	7	8	9	Total
#Families	188	138	110	73	40	33	11	8	1	602
Average Days	2,184	2,074	1,998	1,989	1,963	1,905	2,115	1,943	2,272	2,067

Wait List Based on Gender					
Gender	Female		Male		Total
Total	447		155		602

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	7	35	96	4	438	5	17	602

Wait List Based on Ethnicity						
HH Ethnicity	Hispanic		Not Hispanic		Unknown	Total
	149		447		6	602

Wait List Based on HH Type					
Type	Disabled	Elderly	Family	Other	Total
	104	43	352	103	602



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

Fiscal Year-to-Date
August 2014

Average Vacancy Days - Public Housing

FY 2014-15		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	2014	1	16	16.00	1	16	16.00
August	2014	2	29	14.50	3	45	15.00
September	2014	1	16	16.00	4	61	15.25
October	2014	1	26	26.00	5	87	17.40
November	2014	1	23	23.00	6	110	18.33
December	2014	4	113	28.25	10	223	22.30
January	2015	4	90	22.50	14	313	22.36
February	2015	4	37	9.25	18	350	19.44
March	2015	3	58	19.33	21	408	19.43
April	2015	1	15	15.00	22	423	19.23
May	2015	4	51	12.75	26	474	18.23
June	2015	2	23	11.50	28	497	17.75
FY 2015-16							
July	2015	1	2	2.00	1	2	2.00
August	2015	3	38	12.67	4	40	10.00



V. STAFF REPORTS
C. Affordable Housing

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

- a) Section 8 Waiting List: 602 currently, last report: 602. The waitlist was closed on September 1, 2011. Existing waitlist clients will be served as vouchers become available. HAWC accepted applications for a new waitlist from May 2-9, 2015.
- b) Public Housing Average Vacancy Days: Vacancy days for the month of August 2015 were at 10 (last month – 2). FY2015-16 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: 99.2% (last report – 100%)
 *Section 8: 94.4 % (last report – 95.13%)

We had 2,637 vouchers leased up on the first of August (last report – 2,657). Our Annual Contributions Contract (ACC) is 2,793 vouchers, so we need to lease up 156 vouchers to reach our authorized capacity. There are 32 vouchers outstanding and not under lease. Our monthly allocation of Section 8 HAP funds is 101.4%. 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	3.3 hrs	3 hrs	24 hrs
Routine WO's	6 days	7 days	25 days

- f) FSS Participation
 Total FSS participants: 86 (75 from Section 8 and 11 from Public Housing)
 Total Escrow Balance: \$224,734
 Highest Escrow Accounts: \$21,636 (Section 8) and \$7,259 (Public Housing)
 Individual Development Accounts (IDA): 5, plus 8 on the waiting list



- **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: 98.57% (9 vacancies/628 units)

- a) Local Fund Properties (managed by HAWC and/or contractors) 100% (0 vacancies/12 units)
- b) Affordable Housing Properties (managed by Infinity): 98.85% (6 vacancies/524 units)
- c) Kaybern Terrace (managed by Infinity): 100% (0 vacancies/12 units)
- d) Aloha Park (managed by Infinity): 98.75% (1 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 three (3) Public Housing units.
- All repairs, painting and landscaping was completed by Hosing staff.
- Cleaning was performed at three (3) Public Housing units.
- Carpet was replaced in three (3) Public Housing units.

Special Projects:

- Spot repair services were performed at one (1) Public Housing unit.
- Electrical service was performed at two (2) Public Housing units.
- Furnace service was performed at one (1) Public Housing unit.
- Tree service was performed at one (1) Public Housing unit.
- Reported 123 year-to-date non-emergency work orders have been completed in an average of 8.91 days.
- Reported 100% of 7 year-to-date emergency work orders completed within 24 hours.



V. STAFF REPORTS
D. Programs and Special Projects

- **PROJECT-BASED VOUCHERS**

	Total Allocated	Total Awarded	Remaining Available
Category I (chronic homeless)	140	102	38
Category II (30% MFI or less)	72	72	0
Special Needs	25	25	0
Total PBVs	237	199	38

There are 237 project-based vouchers (PBV) allocated as follows: 140 PBVs in Category I (chronically homeless), 25 “special needs” category vouchers, and 72 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 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 program.

See the next page for details on PBV awards and lease-ups.



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	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
Luke-Dorf (Pluss Apartments)							12	12	8			
LifeWorks NW (Tom Brewer House)							13	13	11			
CPAH (The Knoll)	12	12	12									
Enterprise Community Partners (Fircrest Manor Apartments)				15	15	12						
REACH CDC (The Orchards at Orenco)				24	8	5						
Northwest Housing Alternatives (Alma Gardens)				8	8	8				3	3	3
Bridges To Housing (Bonita and The Colonies)				5	5	5						
CPAH (The Barcelona)				8								
Luke-Dorf (Housing TEAM- SAHMSA)	34	34	34									
Bienestar (Cornelius Place)				8								
Bridge Meadows (Beaverton)				8								
CPAH (SW Clinton)				8								
Northwest Housing Alternatives (Blanton Street)				15						5*		
Total PBVS	46	46	46	99	36	30	25	25	19			

*contingent on HUD & VA approval



V. STAFF REPORTS
E. Report on Homelessness

- **MARY MAC HOUSE SERVING PERSONS FLEEING DOMESTIC VIOLENCE**

On August 4, the Washington County Board of Commissioners approved a Personal Services Contract between Washington County and the Domestic Violence Resources Center (DVRC) providing \$45,000 in General Funds for a one-year Mary Mac House transitional housing program. The Mary Mac House will provide a continuity of services from shelter to community-based permanent housing, and will focus on the continued progress of the survivor to work toward self-sufficiency using leased housing as a platform for rapid transition back into the community. The Mary Mac House will provide stability for school-age children as they continue education in their school of origin and support for adults as they locate permanent housing and employment.

Washington County submitted a \$100,000 grant application under the Oregon Justice Reinvestment Initiative (JRI) that was passed in 2013 (House Bill 3194). Award announcements are anticipated on or after September 24, 2015. The JRI funds will increase the program operations from 1 to 2 years and fund additional services.

- **FAMILY JUSTICE CENTER (FJC)**

The Washington County Family Justice Center (FJC) Steering Committee is under negotiation for a 3 acre site with current buildings providing 24,000 square feet of office and program space.

The FJC 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. Following a series of community stakeholder planning meetings hosted in June, work is underway to submit application for a 501c3 status, hire a project director, and begin work in four core workgroups: Funding and Sustainability, Governance, Operations/Service Delivery, and Communication/Outreach.

- **LEGAL CLINICS**

The Washington County Housing and Supportive Services Network (HSSN) is working with the Oregon Law Center to develop and implement regularly scheduled legal clinics to provide legal services regarding civil legal issues that may involve housing/landlord tenant, access to public benefits (e.g., SSI, food stamps), camping/trespass, sidewalk obstruction, bankruptcy, etc.



The legal services will be provided pro bono by attorneys that are bi-lingual, with the first clinic tentatively scheduled to open in October. The homeless will be referred to the clinic through the Community Connect system.

- **FY2015 FEDERAL MCKINNEY-VENTO HOMELESS PROGRAMS**

Washington County will seek \$2.8 million in competitive CoC Program funds to renew existing homeless housing and service programs. The Notice of Funding Available (NOFA) is due to be published by HUD, and will focus on local outcomes in policy and planning, the CoCs strategic resource allocation, results in ending homelessness and using a Housing First approach.

The President’s proposed FY2016 Budget for federal fiscal year beginning October 1, 2015, reflects an increase of \$345 million across HUD programs. The House Appropriations Subcommittee budget includes \$2.185 billion, a modest increase as compared to \$2.135 billion in FY2015.

Federal Homeless Program Funds	FY2010	FY2011	FY2012	FY2013	FY2014¹	FY2015²	Proposed FY2016
	\$1.846 billion	\$1.901 billion	\$1.901 billion	\$1.929 billion	\$2.105 billion	\$2.135 billion	\$2.480 billion
CoC Program Competitive Grant Funding	\$1.6 billion	\$1.6 billion	\$1.6 billion	\$1.7 billion	\$1.8 billion	\$1.9 billion	\$2.23 billion
County Grant Award – CoC Program	\$2.1 million	\$2.1 million	\$2.3 million	\$2.6 million	\$2.7 million	NOFA not yet released	
Emergency Shelter & Solutions Grant (ESG) Formula Funding	\$160 million	\$225 million	\$250 million	\$215 million	\$250 million	\$250 million	\$250 million
County ESG Entitlement Formula Funds	\$88,350	\$137,797	\$157,499	\$134,781 ³	\$152,317	\$165,058	

- **GAP IN AFFORDABLE HOUSING SERVING <50% AMI**

The current trend in homelessness is on the rise despite re-housing efforts. The need for affordable housing to serve people at or below 50% Area Median Income (AMI) is an action item emerging from the findings of the Homeless Cost Study Report released in January 2015, with oversight provided by the Homeless Plan Advisory Committee (HPAC).

¹ FY2014 Omnibus Appropriations; January 17, 2014.

² FY2015 Omnibus Appropriations, December 16, 2015

³ FY2013 Emergency Solutions Grant reduced by Sequestration; HUD published May 30, 2013.



More than \$200,000 in HUD McKinney-Vento homeless rent assistance funds was de-obligated on September 1 due to the inability to fully utilize these competitive grant funds as homeless households were not able to access housing due to the low vacancy rate and being screened out of housing by property managers/landlords.

The need for affordable housing will be a priority addressed by the Washington County Thrives, a coalition of public and private partner organizations formed in 2009 to address the short-term need for safety net resources during the recession, and long-term strategies to reduce poverty:

- Living Wage Employment
- Affordable Housing
- Early Learning and Education

- **WASHINGTON COUNTY PUBLIC SAFETY LEVY**

The Washington County Public Safety Levy provides 3 percent (estimated \$840,000 annually) to provide shelter and victims' assistance to adults and children who are victims of domestic violence. The renewal of the Public Safety Levy would generate an estimated \$135.4 million over five years, supporting 16 percent of public safety services provided countywide including multi-agency law enforcement teams (major crimes, SWAT, gang, fraud & identity theft, etc.), jail, prosecution, parole and probation and juvenile services. The levy will be presented to the public during the November 3, 2015, election. The current levy expires on June 30, 2016.

VI. OLD BUSINESS

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

The *Housing Works* project is a collaboration between 3 Workforce Investment Boards (Counties of Clark, Washington & Multnomah, and Clackamas) and 4 Housing Authorities (Portland, Washington County, Clackamas County, and Vancouver) funded by a Department of Labor grant. The grant performance period runs through October 2015. HAWC has included a request for additional County funding to support this program after grant funding is expended.

This excellent program has demonstrated 100% enrollment of its goal of 75 participants, 173% of its goal of participants earning credentials, and 70% of its goal of internship or OJT completed.

Washington County and WorkSystems, Inc. are seeking funding sources to continue this project, including HUD Family Self-Sufficiency funds, a Health and Human Services grant, and a Meyer Memorial Trust grant.



- **METRO CET GRANT**

The Housing Authority provided a letter of support to Washington County Land Use & Transportation to accompany their Letter of Intent to apply for a Metro CET (Construction Excise Tax) grant to continue planning efforts in the Aloha Town Center/Tualatin Valley Highway Transit-Oriented Development (TOD) area. It appears likely that this grant will receive Metro funding, which will support consultants and staff to continue planning efforts, including considering high-capacity transit options, for the area near 185th and TV Highway.

- **ANNUAL HAC RETREAT**

The annual HAC retreat is scheduled for Friday, October 16 from 8:30am-3pm at the Stable Building at Jenkins Estate. The agenda includes an overview of data related to affordable housing supply and demand in Washington County, the benefits of affordable housing, and a discussion of potential funding tools and creative development solutions.

There will also be a short HAC meeting in the afternoon, which will include the election of the HAC Chair and Vice-Chair for the Housing Advisory Committee. The Chair and Vice-Chair serve one-year terms. LaShanda Williams and Sid Scott were elected as Chair and Vice-Chair at the HAC retreat in 2014.

VIII. NEW BUSINESS

- **HABOD VACANCIES**

Two Housing Authority Board of Directors positions will expire on December 31, 2015—the At-Large position currently filled by Shannon Wilson (CPAH) and the Resident position filled by Tricia Peterson. Recruitment for these positions is open, and applications are available on the County website at <http://www.co.washington.or.us/CAO/BoardsCommissions/boardandcommissionform.cfm>

IX. RESOLUTIONS/ACTION ITEMS

IX. ADJOURNMENT