

Housing Authority of Washington County
Department of Housing Services
Report to the Community
December 2018



*Providing a continuum of
affordable housing options that
promote community strength*



WASHINGTON COUNTY

OREGON

Letter from the Chair and Executive Director

Hello Washington County,

The Housing Authority of Washington County (HAWC) and the Department of Housing Services are proud to present to you our first Community Report, which takes a look at our successes during Fiscal Year 2017-2018.

In November 2017, we published our first *2017-2027 Strategic Plan* which lays out goals and strategies to continue to provide services and housing to our constituents, as well as ways to increase and expand the work that we do. We are currently meeting or exceeding our targets for goal and performance outcomes.

HAWC partnered with Pedcor to build Sunset View, 236 new units of affordable housing in Beaverton that completed lease up in early 2018. Two additional partner projects that will supply 384 total units started construction this summer and will open in 2019. We continue to search for land for new projects as well as opportunities to preserve existing, low cost market rental properties. Our goal is to add 1,000 affordable units by 2027 and we are well on our way to achieving this!

Our achievements also include 40 Project Based Vouchers allocated to two new affordable housing developments; the homeless program allocated \$4.6 million for homeless services while leveraging another \$5 million from our non-profit partner service providers; and, over \$1 million was secured to develop Clover Court which will supply six units of permanent supportive housing for chronically homeless individuals with disabilities.

Another area seeing much success is the FSS program (Family Self Sufficiency) which helps voucher holders achieve financial independence through a matched savings program that allows participants to spend saved funds on things such as school, their business, or a car. One hundred three participants were enrolled in Fiscal Year 2017-2018, and 11 participants graduated.

Thank you to our Board of Commissioners/Housing Authority Board of Directors for their support of the work we do; and thank you to our Housing Advisory Committee for their engagement and guidance.

We have much work to do in Fiscal Year 2018-2019 and look forward to achieving our goals and reporting on our continued success!

Sincerely,



Komi P. Kalevor
Executive Director



Andy Duyck
Board Chair

Housing Authority Advisory Groups

Board of Commissioners

Andy Duyck, Chair

Bob Terry, Vice Chair

Dick Schouten, Commissioner

Greg Malinowski, Commissioner

Roy Rogers, Commissioner

Nichole Weaver, Housing Authority Resident

Adolph A. Valfre, Jr., Member at Large

Housing Advisory Committee

Sid Scott, Principal, SEA Architecture, HAC Chair

Ben Sturtz, Development Manager, REACH CDC, HAC Vice Chair

Melinda Bell, Housing Authority Resident

Vince Chiotti, Retired Affordable Housing Professional

Sheila Greenlaw-Fink, Executive Director, Community Housing Fund

Katherine Galian, Director of Family & Community Resources, Community Action

Megan Henning, Housing Authority Resident

Jason Hitzert, Chief of Staff, Representative Gorsik

Cindi Otis, Support Worker for Disabled/Elderly

Charri Schairer, Community Programs, Tualatin Valley Park and Recreation District

Teri Smith, Loan Fund Director, CASA of Oregon

Sig Unander, Writer/Journalist

Gary Whiting, Real Estate Professional

Voucher Programs

Many misconceptions exist regarding individuals and families who receive voucher assistance. One of the largest misconceptions is that voucher holders are unemployed when in fact voucher holders are often the working poor:

- 30% of voucher householders are employed.
- 64% of our voucher holders are disabled and therefore have limited income.
- 780 households are female head of households with children.
- In Washington County, an hourly wage of \$23.88 is needed to afford a 2BR apartment at HUD's Fair Market Rent (FMR) of \$1,325. The FMR is approximately 10% less than median rents.

Housing Choice Vouchers aka Tenant Based Vouchers

Housing Choice Vouchers (granted by HUD): 2,828¹

Housing Choice Vouchers (allocated to households as of June 30, 2018): 2,619

VASH Vouchers: 122

Served by Vouchers (during FY 2017-2018)

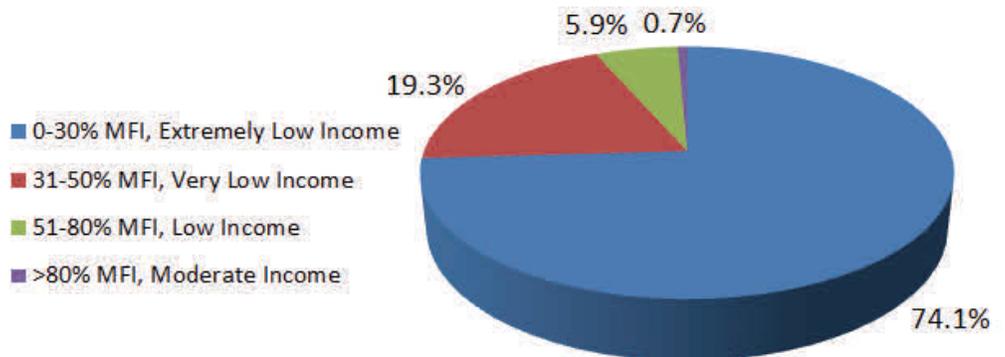
Individuals: 6,077

Disabled Individuals: 1,854 (30.5% of all individuals)

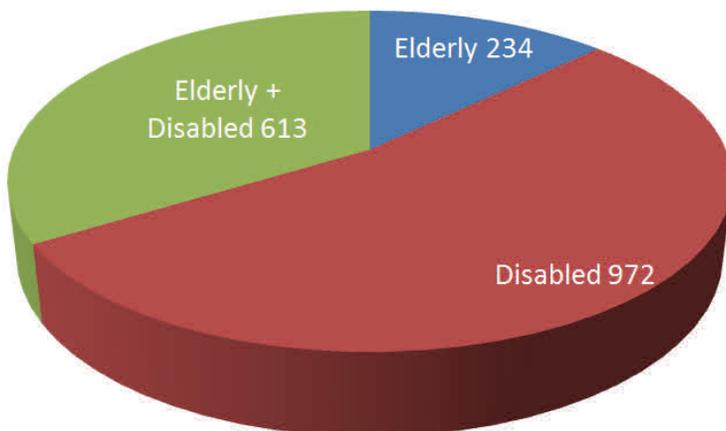
Households With

Children: 946

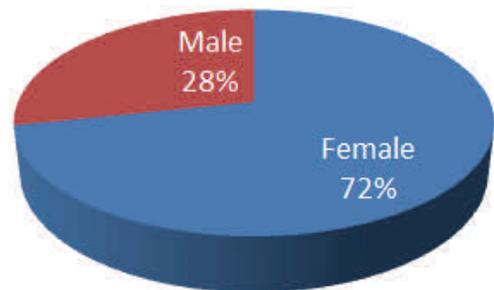
Incomes of Assisted Households by Percentage of Voucher Holders



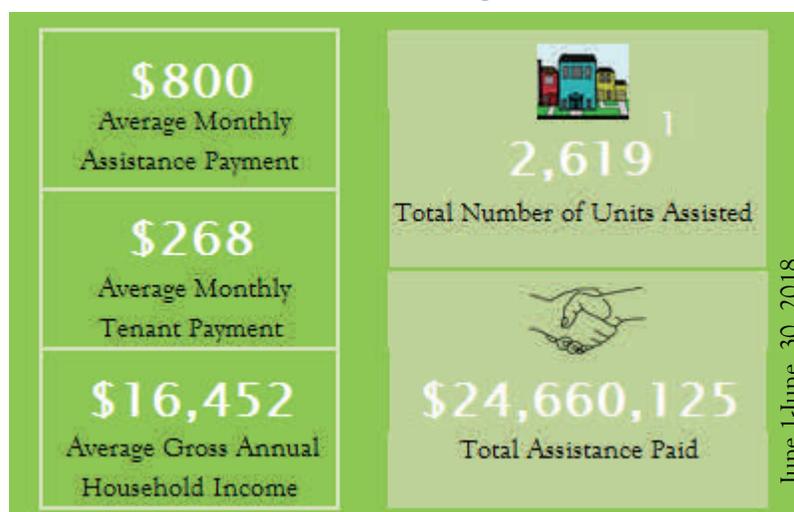
Elderly and/or Disabled = 65% of All Voucher Households



Head of Household Gender %



Voucher Programs



Voucher Waitlist

HAWC's voucher waitlist last opened in 2015. Insufficient funding at the Federal level has resulted in a static number of vouchers that only serve 1/4 of the number of families who are in need of housing assistance. This results in the lengthy time period households remain on the wait list.

of Households on Waitlist: 2,193

Household Type

Disabled: 724
Elderly: 253
Family: 853
Other: 363

Head of Household

Male: 687
Female: 1,506

Project Based Voucher Assistance

The primary difference between a Project Based Voucher and a Housing Choice Voucher (Section 8) is that with Project Based Vouchers the subsidy is tied to the property but a Housing Choice Voucher is mobile and the subsidy is tied to the client. The Housing Authority has:

- 158 PBVs allocated to 10 different affordable housing properties, as of 6/31/18
- 50 PBVs awaiting the completion of four projects in order to be utilized, as of 6/31/18

PBVs serve households at 30% AMI or less, our lowest income citizens, who are anyone from a severely income limited senior citizen to a person successfully exiting homelessness.

Housing vouchers stabilize families. Children can remain in one school and not experience multiple moves due to increasing rents. Adults can focus on the other aspects of day to day living, such as employment, raising children, or simply taking medication. Once stable housing is secure, other social determinants of health receive focus. A stable place to live provides the base to build a stable life!

¹—PHAs may lease Vouchers up to the maximum allowed under their Annual Contributions Contract (ACC) with HUD, or until funding is expended. Because Washington County is a high cost area, funds are expended fully before the ACC limit is reached.

Y.E.S. Support Program – Family Self-Sufficiency

2018 Highlights

Y.E.S. (You Experiencing Success) is a suite of programs that includes HUD's family self sufficiency program (FSS), an individual development account (IDA) savers program, and a health occupations training program.

FSS is a five-year voluntary program designed to help low-income families, currently receiving housing assistance, attain economic independence by offering education, planning and community support.

The FSS program requires that the head of household enter into a contract of participation for five years with a personalized set of goals to improve their circumstances and become independent. Our participants include small business owners, county employees, state & city employees, nursing students, a firefighter and more.

- # of Families enrolled in 2018: 103
- # of Graduations in 2018: 11
- # of Participants No Longer on Assistance: 4
- Escrow Paid Out: Over \$164,000
- # Who Earned Technical/College Degrees: 10
- # Enrolled in IDA Saver Account: 14

Success Story – Home Ownership

The Rasool family purchased a new 4 bedroom, 3 bath, 2,172 sq. ft. home in May 2018. While in the FSS program, they paid off their debt, raised their credit scores to 825, and saved \$16,095 through the FSS escrow savings account and the IDA savers program. Their FSS money was used as a down payment on their new home!

Success Story – Car Purchase

Jaffar worked the past 5 years towards homeownership. He earned an FSS escrow savings account of \$2,500 and an IDA savers

account of \$12,000. He paid off all debt, worked at his job for four years, and raised his credit score to 815. Unfortunately, he could not get approved for a home loan at the amount needed to buy a home in Washington County. Luckily, Jaffar was able to switch his IDA to a "car saver" (the first year car purchase IDAs are being offered) and use his money to buy a brand new car. This allows him to increase his income by picking up more jobs from his employer.



Y.E.S. Support Programs—Health Careers Northwest

Housing Services has active partnerships with universities and services partners to help households who are on TANF, SNAP, or Medicaid, become job-ready in healthcare fields and move towards greater self-sufficiency. The Health Careers Northwest (HCNW) program, funded with a Department of Health and Human Services 5-year Health Profession & Opportunity Grant and administered in partnership with Work Systems, Inc., is helping 70 households in Washington County with career coaching, career exploration, training, and job search and placement assistance in healthcare fields such as nursing, phlebotomy, and radiology.



Success Story

Anne enrolled in the HCNW program in October 2016. A native of Gambia, Anne loved going to school as a young girl. She was an exceptional student, and particularly gifted with math and fractions. Anne even developed her own method for solving fractions, and her headmaster at school had big plans to help Anne realize her bright future. But at sixteen, Anne was arranged to be married and had to stop attending school.

Soon, Anne was a mother, and her years at school became a distant memory. In 2002, she moved to Oregon and continued to raise her children. All the while, Anne felt she still had more to give and dreamed of returning to school to continue her education. When Anne first enrolled in the HCNW program, she planned to begin by completing her G.E.D., with the eventual goal of becoming a Dental Hygienist. But life threw Anne another curve, and only a few months into the program she became very ill and was unable to keep going to school.

Months passed, and Anne eventually set aside her hopes for returning to school. Her health slowly started to return, but she had forgotten about the HCNW program and the chance to return to school and finish what she started years ago. Then one day in the late summer of this year, Anne's career coach once again reached out to check on her. Feeling better, she decided to re-connect and give school another try.

Anne met with her coach and put a plan in action to start working towards her GED again. During this meeting, she also mentioned her daughter Mary was in nursing school but struggling with the high cost of tuition. Her coach suggested that Mary look into enrolling in the HCNW program, too, and that the program could help her pay for school. Within a month, Mary was also enrolled in HCNW. Now, not only is Anne back in school and doing very well, but her daughter is following in her footsteps and has the supports and resources in place complete her nursing program.

Please visit the “My New Career” videos about the HCNW program, produced by Work Systems:

<https://www.youtube.com/channel/UCuOQcfKkQ1WcJ-dr58IDKWg>

The videos feature program participants, several of whom are Voucher/Public Housing participants, talking about their experiences with the program, and their advice for people who are interested in training.

Low Rent Public Housing



Public Housing, originally purchased with Federal funds, is owned and operated by the Housing Authority which acts as both the landlord and the case manager. Units are rented to any qualified individual or family based on the screening criteria established by both the local Housing Authority and State Law. Units are allocated based on the family size and composition. For example a single person would be placed only in a one bedroom unit while a family of five might qualify for a three or four

bedroom unit based on family composition and actual physical needs (age, relationship and gender). The program strives to maximize unit capacity while providing services to the greatest number possible but to avoid overcrowding the unit. The normal occupancy standard in Oregon is two people per bedroom plus one additional person for the overall unit.

The tenant portion of the rent is 30% of the tenant's adjusted gross income. The income calculation is based on their gross income, allowances for children and persons with disabilities, and allowable medical expenses. If a tenant has no income, they generally pay no rent and in fact will receive a utility allowance check to assist in the payment of their utility costs. There is a minimum rent of \$50 and a maximum rent called "flat" rent.

The HAWC currently owns 244 units throughout Washington County which consists of 112 single family houses and 132 multiplex units (duplexes or larger). Over 780 people live in our Public Housing.



Workforce Housing Portfolio

The Housing Authority of Washington County owns 629 **affordable rental housing** units located throughout Washington County. Most are financed with Housing Authority Bonds. All properties are owned and operated by the HAWC and accept Section 8 rental assistance. These units offer below market rate rents to households earning from 50-80% of the Area Median Income (AMI). Approximately 1,300 people live in HAWC's workforce housing.



Aloha Park



Amberwood



NSP House

County Collaboration = Win-Win!



The Housing Authority worked with the Washington County Land Use and Transportation (LUT) Department to assume ownership of this house that was originally acquired as part of a road widening project.

In partnership with the Department of Health and Human Services, the Housing Authority will own the NOBLE HOUSE property and DHS will provide housing and supportive services in a group home setting for special needs individuals.

Housing Development Initiatives and Partnerships

Through partnerships with the public and private sector, the Department has facilitated development of over 2,000 additional units of affordable rental housing.

Sunset View Apartments were completed in December 2017 in partnership with PEDCOR Investment, providing 236 units of regulated affordable housing in Beaverton. The Housing Authority provided 24 Project Based Vouchers and funding via Housing Revenue Bonds.



The Fields Apartments will be 264 units of affordable housing in Tigard and were built in partnership with DGB. The Housing Authority provided conduit bonds and leases the land to the project LLC.

September 26, 2018—looking from northwest corner to southeast corner.

Housing Development Initiatives and Partnerships



September 26, 2018—looking north.

Willow Creek Crossing Apartments will be 120 units of affordable housing in Hillsboro, built in partnership with DGB. The Housing Authority provided conduit bonds, and Washington County supplied the land by using remnant parcels remaining after completion of a road project.



December 15, 2018—facing west.

Efforts to End Homelessness

A Road Home: Community Plan to Prevent and End Homelessness

On June 29, 2018, the Washington County Board of Commissioners approved the next phase of *A Road Home*, the County's ambitious and comprehensive plan to address the socioeconomic factors that lead to homelessness. *A Road Home* embraces a common vision and framework of integrated strategies designed by more than 80 community stakeholders that embraces the Housing First model aligned with a coordinated entry system. Washington County Department of Housing Services (the "Department") is the lead agency that works in collaboration with public, private and faith-based community organizations to implement the goals and strategies outlined in *A Road Home*.

Homeless Funding for Shelter, Housing and Services

The Department is the continuum of care (CoC) Lead Agency responsible for a) coordinating a communitywide response to prevent and end homelessness through funds acquired by grant applications, b) allocation of these resources, and c) develop new partnerships to address gaps in resources. Funds administered by the Department during FY2017-18 include:

- **\$3,780,319 Federal McKinney-Vento "CoC Program"**: Provide rent assistance and services in transitional housing, rapid rehousing and permanent supportive housing, new construction of Clover Court, HMIS, and CoC Planning
- **\$690,222 Washington County General Fund**: Provide homelessness prevention assistance, rent assistance, Community Connect program, and match funds for CoC Program administration and reporting

In addition, **\$5 million was leveraged by nonprofit and public provider agencies** through city/state/private funders!

Severe Weather Shelters

Life-Safety For Those Least Likely to Engage in the Homeless System

The Department developed a *Severe Weather Shelter Response Plan* in 2008 to address the gap in emergency shelter for adult-only households. A network of eight faith-based organizations located throughout the County open their facilities from November-March each winter:

Beaverton Just Compassion Δ Old Town Church Δ Forest Grove UCC
Safe Place for Youth Δ S.O.S. Shelter at Orenco Δ The Old Hall—St. Francis
St. Anthony's Catholic Δ Rolling Hills Community

DHS Involvement in Severe Weather Shelters

Financial Resources



Training



Oversight Coordination of winter shelters



Results Winter 2017-18:

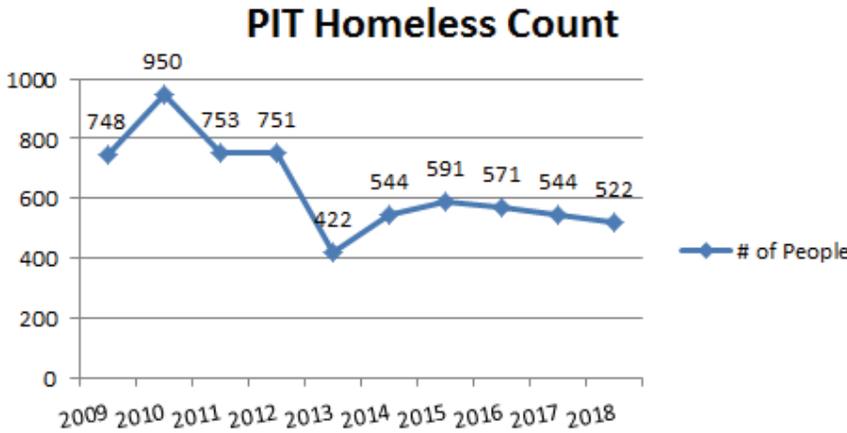
9,535 bed stays

23,762 volunteer hours

**VOLUNTEER
POWER!**

Efforts to End Homelessness

The last 10 years of Point-In-Time (PIT) homelessness data show that the economic crisis of 2007 caused higher numbers of homeless individuals. Numbers decreased from 2010 to 2013 as the economy improved in Washington County. Since 2013, the homeless numbers have inched up again, likely due to the housing crisis—the lack of affordable rental housing—in our region that we are still experiencing today.



A win for homeless prevention programs is the overall decrease in the number of eviction cases filed over the last 10 years.

Eviction Court Cases Filed (By Calendar Year)	Number of Eviction Cases Filed
CY 2008	4,348
CY 2009	4,194
CY 2010	3,819
CY 2011	3,422
CY 2012	3,235
CY 2013	2,739
CY 2014	2,687
CY 2015	2,726
CY 2016	2,977
CY 2017	2,818

Source: Washington County Circuit Court

County Collaboration for Homelessness – Clover Court

The Department, in partnership with Luke-Dorf, Inc., applied for \$413,058 in McKinney-Vento Act CoC Program funds to construct Clover Court, a 6-unit permanent supportive housing project targeted to serve chronically homeless individuals with disabilities. The project is scheduled for completion by June 2019. Other funding resources include Washington County surplus land donation, Washington County Office of Community Development, Oregon Housing & Community Services (OHCS), Washington County Health & Human Services, Federal Home Loan Bank, The Community Housing Fund, and Luke-Dorf, Inc. private agency funds.

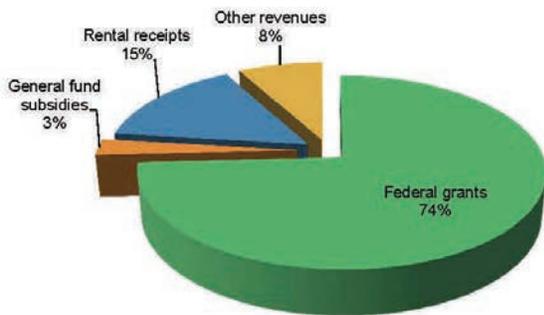


Financials

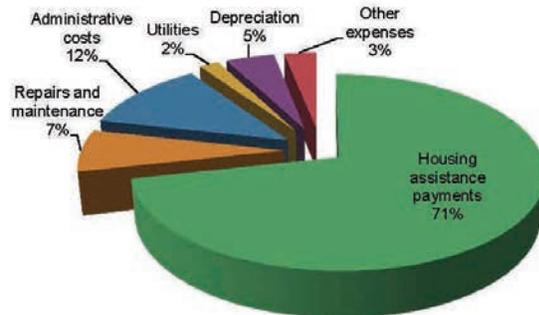
The Housing Authority and Department of Housing Services are on solid financial footing. For FY 2018, the change in net position is \$2,332,709 which is 7% higher than FY 2017. As shown below, the 5-year trends for revenue have increased over the last five years, as have most expenses.



	REPORT YEAR (2018)	PREVIOUS YEAR (2017)	% CHANGE	5 YEAR TREND
OPERATING REVENUES				
Federal grants	\$31,221,823	\$29,290,440	↑ 7%	
General fund subsidies	\$1,009,135	\$1,104,496	↓ -9%	
Rental receipts	\$6,158,319	\$5,993,080	↑ 3%	
Other revenues	\$4,458,147	\$3,117,131	↑ 43%	
Total operating revenues	\$42,847,424	\$39,505,148	↑ 8%	
OPERATING EXPENSES				
Housing assistance payments	\$28,596,504	\$26,156,378	↑ 9%	
Repairs and maintenance	\$2,809,556	\$2,588,108	↑ 9%	
Administrative costs	\$4,757,617	\$4,377,985	↑ 9%	
Utilities	\$714,478	\$680,527	↑ 5%	
Depreciation	\$1,509,186	\$1,661,553	↓ -9%	
Other expenses	\$1,297,601	\$1,122,013	↑ 16%	
Total operating expenses	\$39,684,942	\$36,586,563	↑ 8%	
Operating income	\$3,162,482	\$2,918,585	↑ 8%	
Gain on sale of assets	\$3,420	\$0		
Investment in partnership	\$210,721	\$370,921	↓ -43%	
Interest on investments	\$5,844	\$79,948	↓ -93%	
Interest and amortization	-\$1,492,976	-\$1,507,225	↓ -1%	
Capital contributions	\$443,217	\$319,334	↑ 39%	
Change in net position	\$2,332,709	\$2,181,563	↑ 7%	



Operating Revenues



Operating Expenses

Our History

The Housing Authority was formed on August 4, 1970, by resolution of the Washington County Board of Commissioners. Its original mission was “providing housing assistance to low-income families of Washington County to the maximum extent of [its] fair share of available federal funding.” The Housing Authority began leasing units in 1972 under the Section 23 housing program, a predecessor of the Section 8 Certificate and Voucher programs. Over time, the Housing Authority expanded its repertoire of housing programs to include the Section 8 Housing Assistance Program, Public Housing, Moderate Rehabilitation, Substantial Rehabilitation and eventually Section 8 Vouchers in 1985.

The Housing Authority operated semi-autonomously from the Washington County government until 1992, when the Department of Housing Services was formed to administer Housing Authority activities and provide additional services, such as for people who are homeless, to better serve the residents of Washington County.



The Housing Authority is a separate legal entity and contracts with the County to implement and administer the housing activities and services.

Looking Ahead

Section 18 Housing Disposition

The process and authority to engage in disposition of Public Housing is found in Section 18 of the United States Housing Act of 1937. HUD [Notice PIH 2018-4](#), issued in March 2018, provides that public housing agencies (PHAs) may dispose of public housing with approval from the U.S. Department of Housing and Urban Development. The Housing Authority currently owns 244 Public Housing units in Washington County for which HAWC annually receives approximately \$2.0 M in capital and operating subsidy from HUD. HUD operating capital and operating subsidies are formula based, have been declining, and are expected to decline into the future.

The Housing Authority will be approaching the Housing Authority Board of Directors (HABOD) to seek approval to sell a portion of the PHA's single family home portfolio after completion of further due diligence over the next five (5) years. Various factors to consider include, but are not limited to:

- HABOD resolution that approves Housing Authority proposal to dispose of up to 25% of Public Housing units under Section 18
- Local government support letter from mayors of jurisdictions where Public Housing unit to be disposed of is located
- Capital and operating subsidy needs
- Application approval time by HUD
- Relocation of effected residents

Benefits for the PHA residents who will be required to relocate from designated units include less expensive utility costs of \$200-\$300 and issuance of a Tenant Protection Voucher (very similar to the Section 8 program) that allows them to select their own unit anywhere within the county. Benefits for the Housing Authority are a reduction of labor, material and contract costs; reduction of travel and vehicle costs; and availability of funds that can be used for acquisition/rehab of replacement Public Housing multifamily properties and for maintenance and capital improvements of the remaining Public Housing portfolio.

Metro Bond

On November 6, 2018 Clackamas, Multnomah and Washington County voters approved a \$652.8 million Metro Bond Measure 26-199. The bond will provide funds for the tri-county Metro jurisdiction to build as many as 3,900 homes affordable for households that make 80% or less of the area median income. Oregon voters also amended the state Constitution to give local governments more flexibility to use bond dollars for affordable housing developments. Metro's estimates show that HAWC will be responsible for approximately \$188 million Metro Bond proceeds (in collaboration with entitlement jurisdictions of Beaverton and Hillsboro) to build 1,315 affordable homes within Washington County in the next seven years. Program launch of the Metro bonds is scheduled for summer 2019.

Voucher Programs and Wait List

The Housing Choice Voucher program added additional vouchers after July 2018. HAWC received 45 Mainstream Vouchers specifically for households that are non-elderly disabled effective November 1, 2018; we also received 30 VASH vouchers that became effective December 1, and another 15 will become effective March 1, 2019. HAWC will search its existing voucher waitlist for households eligible for Mainstream Vouchers and anticipates leasing all 45 from the waiting list. VASH Vouchers are issued to homeless veterans referred to HAWC by the U.S. Department of Veterans Affairs.

Acknowledgements

Housing Services Department Managers

Gary Calvert, Asset Manager

Melisa Dailey, Housing Program Coordinator

Annette Evans, Homeless Program Coordinator

Melanie Fletcher, Rental Assistance Program Manager

Yaling Huang-Dressel, Housing Controller

Shannon Wilson, Housing Development Program Coordinator

Authors

Laura Araza, Occupancy Specialist

Gary Calvert, Asset Manager

Annette Evans, Program Coordinator

Melanie Fletcher, Rental Assistance Program Manager

Yaling Huang-Dressel, Housing Controller

Peter Ladley, Occupancy Specialist

Principal Author

Melisa Dailey, Housing Program Coordinator



Back porch at Sunset View Apartments

Housing Authority of Washington County
Housing Services Department
111 N.E. Lincoln Street, Suite 200-L
Hillsboro, OR 97124-3082
Phone (503) 846-4794
Fax (503) 846-4795