



MEETING MINUTES
HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY
April 22, 2021, 9:00 a.m.

Virtual Meeting Via Zoom

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Katherine Galian (Chair)	Komi Kalevor, Executive Director
Melinda Bell (Vice-Chair)	Yaling Huang-Dressel, Housing Controller
Sheila Greenlaw-Fink	Josh Crites, Assistant Director
Eric Schmidt	Melisa Dailey, Housing Program Coordinator
Sid Scott	Will Seals, Asset Manager, Public Housing
Vince Chiotti	Shannon Wilson, Housing Development Manager
Renée Brouse	Emily Nichols, Housing Program Coordinator
Ben Sturtz	Heather Skriver, SHS Data Analyst
Dave Bachman	Alex Devin, Service Network Administrator
Narendar Sahgal	
Alma Flores	<u>ABSENT</u>
Alma Tapia Hernandez	Jes Larson, SHS Program Manager
Balen Younis	Annette Evans, Homeless Program Manager
<u>ABSENT</u>	<u>COMMUNITY MEMBER</u>
Cindi Otis	Jason Hitzert, Prior HAC Member

I. ROLL CALL – 9:02 a.m. A quorum was present.

II. ACTION - APPROVAL OF MINUTES FROM March 25, 2021

Motion: Renée Brouse
Second: Melinda Bell
Vote: All approved

III. DISCUSSION - ORAL COMMUNICATIONS & MEMBER UPDATES

MEMBER UPDATES

Ben Sturtz with BRIDGE Housing reported Gold Crest is in the design development phase with a close date of December 2021 or January 2022. The Hollywood project is awaiting a street vacation with the City of Portland which will enable a close date in 2022.

Renée Brouse with the Good Neighbor Center noted they are looking to add Board members. She announced their annual event will be held virtually on June 16. They are developing new programs and expand housing opportunities with a growth mindset as well as developing new staff.

Eric Schmitt stated if anyone is interested in the Beaverton City Council or the Tualatin Hills Park and Recreation Board of Director elections, the City of Beaverton is sponsoring a voters' forum on April 29, 2021 at 6:30 pm. The Beaverton School District is holding a voters' forum for several open school board positions on April 28, 2021, at 6:30 pm.

Sid Scott with Scott-Edwards Architecture reported continued strong interest in affordable housing. He noted wood prices have doubled in the last several months affecting all of their projects. This is moving them to consider alternative materials to reduce costs.

Vince Chiotti, member of the Community Partners for Affordable Housing Committee, stated while they have been very successful the last few years, they did not win the Quatama bid with the City of Beaverton. They will continue to pursue working on another project in the City of Beaverton next cycle.

Sheila Greenlaw-Fink reported the Community Housing Fund is currently working on home ownership acquisition. On May 27, 2021 there will be an update on the Southwest Corridor facilitated by Lynn Peterson from Metro.

Dave Bachman noted COVID cases have increased throughout Cascade Management properties. The central office is now open to staff but is still closed to the public. There has been activity in terms of move-ins and absorption which is accelerated from pre-COVID levels.

Melinda Bell, case manager at Union Gospel Mission, stated they are currently accepting residents with reductions in numbers due to COVID. Fundraising efforts are continuing for the new women and children's center. They have finished up grant applications for treatment centers for those suffering from addiction. She shared her appointment to the oversight and accountability council for Measure 110.

Katherine Galian reported Community Action was awarded an Emergency Solutions grant for COVID relief providing additional funds. This is a collaborative project with multiple culturally specific provider organizations, as well as Work Systems, to expand access to housing navigation, rapid rehousing assistance, and career coaching.

Narendar Sahgal, one of the new Housing Advisory Committee members, introduced himself sharing his background in electrical engineering and high tech industry.

Alma Flores, Director of Housing Development with REACH CDC, is one of the newly appointed HAC members. She stated REACH's project in downtown Beaverton is well

underway bringing about 58 new affordable housing units later this year. REACH was recently awarded the Elmonica Station project developing 81 units. Also, they are working on a project in the Tigard triangle bringing over 300 units with economic development uses.

Alma Tapia Hernandez, one of the three new HAC members, introduced herself and her background in affordable housing.

ORAL COMMUNICATION

IV. EXECUTIVE DIRECTOR'S REPORT

Komi Kalevor stated that yesterday the Oregon State Treasury unanimously approved funding for the The Valfre at Bonita 26 in Forest Grove. Housing Services is also working on the IGA for Metro SHS (supportive housing services). The Econo Lodge acquisition has received a lot of feedback from law enforcement and local businesses and is still moving forward. The Aloha Quality Inn was purchased and is being renovated for supportive housing. Hiring of additional staff for supportive housing services is underway and anticipated to be fully staffed within a year.

Josh Crites introduced new Housing Authority hire Alex Devin. Mr. Devin explained prior to being hired at the Housing Authority he was in Los Angeles working for both Los Angeles County and the City of Los Angeles. He worked with the launch of Measure H in Los Angeles providing \$350 million in programming.

V. STAFF REPORTS

A. Financial Statements

Yaling Dressel reported on the Department of Housing Services and the Housing Authority of Washington County budget process. She explained in detail what is included in each budget and the reasoning for the two separate budgets. She noted more funding and expenditures took place in the last year due to COVID emergency funding. Each budget's funds are separated by the funding source. The Department of Housing Services budget is approved by the Washington County Board of Commissioners. The Housing Authority of Washington County budget is reviewed and recommended by the HAC to the Board of Directors for approval.

Department of Housing Services (July 2020 – February 2021)

This budget manages five major funds which are separated by funding sources. These sources are as follows:

Continuum of Care: This includes nine federal grants totaling \$5.1 million. Expenditures are lower than projected due to not being able to move participants to housing units as well as timing issues.

Homeless Programs: The main source of funding is provided by the county's general fund totaling \$800,000 which is used for service providers to help manage various program activities. The actual is higher than the budget is due to the extra funding due to covid grants received.

Kaiser Metro 300: This provides 5 million dollars over a period of three years for three counties to assist Senior disabled individuals in housing provided by Kaiser Permanente. Washington County's portion is about \$1.3 million for the duration of the grant.

Metro Affordable Housing Bond: This is a \$116 million bond to build 1,100 units over five to seven years.

Metro Supportive Housing Services: These are new services the county is adding 18 employees to manage the program. The funding will be available on July 1, 2021. The funding source is through income tax for a duration of ten years. The first year funds is projected to total \$39 million.

Housing Authority of Washington County

There are eight funds included in the Housing Authority budget.

Section 8: This has a negative income due to only receiving funding for the vouchers of individuals upon move-in. All of the work done prior to that, funding is not received for that portion. There are two funding sources for this program including one that pays for housing assistance payment and CARES Act dollars to assist more individuals with rental assistance.

Public Housing: The Housing Authority owns 244 units in this portfolio which is leased out to low income individuals with a goal to break even at the end of each fiscal year.

Kaybern Terrace: This property is subsidized by USDA-Rural Development. Currently there is a net loss because the income level of the tenants is lower. Also, the tenants' portion of rent is based on the income level so when their income decreases the rental revenue in turn decreases. Options are being considered to bring this back to a break-even standpoint.

Aloha Park: These units are experiencing the same issues as Kaybern Terrace but there is deferred maintenance that costs higher operating dollars. This unit is part of the HAWC4 renovation projects.

Cornelius Village: The income levels at this property are low, based on the income levels of the tenants, thus impacting the level of rent collection.

Affordable Housing: This includes eleven properties totaling 524 units. This also works on a break-even structure.

Local Fund: As the funding sources for this fund comes in, they are set aside to assist the affordable housing portfolio which includes ten apartments. Three of these properties will be part of the syndication renovation project. Additional funds are needed to assist with the remaining seven properties deferred maintenance issues.

B. Housing Choice Voucher Program

Liz Morris stated they are currently pulling off their waitlist to increase utilization. There will also be an increase in numbers due to individuals who have moved into Washington County with vouchers from other jurisdictions referred to as port in. She added project based vouchers have a 97% utilization rate with 24 units being added by year-end.

C. FSS Programs and Special Projects

Liz Morris reported the Family Self Sufficiency (FSS) program has contacted 70 people with whom they are currently holding briefings to move toward new enrollments. The Kaiser Metro 300 program goal of 80 will be met in April. There are two vacant positions that will be filled soon bringing staffing to full capacity. With COVID restrictions loosening and opening of the lobby, annual and bi-annual inspections will begin again and fulfill requirements starting month.

D. Public Housing

Will Seals reported the occupancy rate for public housing in March was 98.4% and work order response time has decreased.

E. Affordable Housing/Portfolio Rehab

Mr. Seals stated the occupancy rate for the affordable housing portfolio is strong at 96.4 percent. The HAWC4 renovation project includes four properties within this portfolio with the highest maintenance needs. LMC has been chosen as the contractor on the project along with Pinnacle Architecture. A total of \$25 million will be invested in these properties bringing them up to the high standards set out by the Housing Authority.

F. Housing Development

Shannon Wilson reported The Valfre at Avenida 26 Forest Grove project is the next Metro bond project that will close and will commence construction in mid-July. Approval was received from the private activity bond committee at the state as well as the Board of Commissioners for housing production opportunity funds for this project as well as four other Metro bond projects. The next step is to go before the Board of Commissioners and Metro for final approval in May. The Aloha Inn and Terrace Glen projects are expected to close later this year. Ink:Built Architecture will be the architect on the Aloha Inn project. Terrace Glen is the largest of Washington County's Metro bond projects with 144 units including a small number of 4-bedroom units. The Viewfinder project in Tigard is scheduled to be completed in October 2021 with lease ups coming soon. Community engagement is ongoing regarding the Aloha Inn and Econo Lodge properties to address community concerns for the use of the properties.

With increased activity, an additional staff member will be added to the development team soon.

G. Report on Homelessness

Josh Crites reported the local implementation plan (LIP) for the supportive housing services (SHS) measure was approved. This plan will now go before the Metro oversight committee on Monday for approval. The RFPQ was released this week for service providers bringing a wide range of qualified service providers to work with the Housing Department. There are several shelters still operating through June 30 and efforts are being made with those shelters to see how the SHS program can absorb those individuals.

VI. OLD BUSINESS

Union Gospel Mission Women's Shelter Presentation/Melinda Bell

Melinda Bell reported the Union Gospel Shelter fund raising efforts for the new women and children's center called The Journey Home are still active. This new facility will triple their capacity serving 70-90 women and 40 children. Crew was selected as the contractor for this project; one of Crew's employees is a graduate of the women's shelter program. Ms. Bell presented an overview of the inside of the new facility highlighting the bedrooms, family rooms, and daycare facility. The total cost of this project has risen to \$17 million due to rising construction costs. This facility will offer both short term and long-term programs to women and their children. The long-term program provides an avenue to assist women to move past what has brought them to the facility and move into self-sufficiency and full-time employment.

VII. NEW BUSINESS

Housing Department Presentations Discussion: Komi Kalevor

Mr. Kalevor explained over the next few months the HAC meeting agenda will include an overview of the different departments within the Housing Authority beginning in June.

HAC Member Feedback Discussion: Komi Kalevor

Mr. Kalevor stated the Housing Authority is seeking input from HAC members on the topics of homelessness and supportive services, rental assistance, and low-rent public housing in future meetings. The Moving to Work program, if approved, will increase the utilization of funds to serve more individuals. He added the Metro bond funding will bring approximately 800 additional affordable housing units into the county in the next couple of years.

There was a suggestion regarding a collaborative presentation with Washington County human resources and the equity office to explain the county's general hiring process. Also addressing how the county is recruiting a more diverse workforce. Staff will connect with HAC members to receive additional input on the scope of the presentation.

Topics regarding homelessness on a broader level and the need to connect agencies and create partnerships to allow for increased funding to address homeless on a larger scale were also discussed.

VIII. RESOLUTIONS/ACTION ITEMS

NA

IX. ADJOURNMENT

Meeting adjourned at 10:52 a.m.

Komi Kalevor
Secretary/Executive Director