



**MEETING MINUTES
HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY
November 21, 2019, 9:00 a.m.**

Public Services Building, Room 390

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Ben Sturtz (Vice-Chair)	Komi Kalevor, Executive Director
Sig Unander	Yaling Huang-Dressel, Housing Controller
Melinda Bell	Josh Crites, Assistant Director
Cindi Otis	Melisa Dailey, Housing Program Coordinator
Jason Hitzert	Shannon Wilson, Housing Development Coordinator
Sheila Greenlaw-Fink	Annette Evans, Homeless Program Manager
Dave Bachman	Gary Calvert, Asset Manager
	Emily Nichols, Program Coordinator
<u>ABSENT</u>	
Charri Schairer	<u>ADDITIONAL ATTENDEES</u>
Katherine Galian	Caroline Roper, HABOD
Sid Scott (Chair)	
Vince Chiotti	<u>ABSENT</u>
Joshua Groesz	
Gary Whiting	

I. ROLL CALL – 9:10 a.m. A quorum was present.

II. ACTION - APPROVAL OF MINUTES FROM September 26, 2019

Motion: Sheila Greenlaw-Fink

Second: Dave Bachman

Vote: All approved

APPROVAL OF MINUTES FROM October 18, 2019

Motion: Sheila Greenlaw-Fink

Second: Cindi Otis

Vote: All approved

III. DISCUSSION - ORAL COMMUNICATIONS & MEMBER UPDATES

MEMBER UPDATES

Jason Hitzert reported the Human Services and Housing Committee will be reintroducing a Senate bill from last session related to grants for homeless youths.

There will be a task force looking into racial inequities in housing chaired by Senator Manning and Representative Meek. He noted there was a hearing on the long-term rental voucher program and will look into more details sharing his findings at a future meeting.

Dave Bachman reported the latest market report showed the total number of new units and vacancies are a bit down from previous years. He added rents have decreased for the first time since 2016 in Washington County. He expressed a possible conflict of interest as his firm, Cascade Management, has entered into a contract with Washington County for Cornelius Village. His firm also has responded to the RFP to manage properties for the county portfolio.

Sheila Greenlaw-Fink noted Tigard passed a construction excise tax a few weeks ago with projected \$2 million in revenue. This includes \$1 million for affordable housing with some for home ownership that goes to the state. She stated Cedar Grove had their groundbreaking last week and Clover Court has their grand opening tomorrow. The Housing Advocates Leadership program is kicking off tonight with a cohort that includes a homeless gentleman.

Sig Unander expressed his appreciation to be meeting in the newly retrofitted county building with seismic updates. He would like to see new county buildings built to seismic standards as the costs are marginal versus retrofitting after the fact.

Ben Sturtz reported REACH is finishing up the lease up of the Vancouver project. In August they broke ground on a 175-unit project in East Portland as well as an historic and seismic retrofit of a building off of Grand called The Rose. This facility is specifically for women fleeing domestic violence. He stated they are still managing 189 units in North Portland. He announced the groundbreaking on their project in Beaverton will be on March 1.

ORAL COMMUNICATION

IV. EXECUTIVE DIRECTOR'S REPORT

Komi Kalevor introduced Emily Nichols who is the new program coordinator in rental housing for the Housing Authority. He explained there has always been one manager for rental housing but they are now having one person managing rental housing and an additional person overseeing housing choice vouchers.

Emily Nichols, Housing Voucher Program Coordinator shared prior to this position she worked with the Oakland Housing Authority in California for the past seven years. She also has experience as a property manager.

Mr. Kalevor reported Red Rock Creek in Tigard had their official groundbreaking. There was also another CPAH groundbreaking for a 44-unit housing project called Cedar Grove. He noted the Clover Court grand opening will be tomorrow at 10:00 am. He noted the annual October Housing Forum went very well. He asked for any feedback or

future topics to be emailed to either Melisa Dailey or himself. He reported the intergovernmental agreement (IGA) for the Metro Bond will be presented to the Board of County Commissioners on December 3. Washington County will be managing \$116 million of the bond funds with \$25 million being set aside for non-profits. The goal is to have a notice of funds available (NOFA) in early 2020. He pointed out several audits are ongoing and once completed the results will be published. Lastly, he announced the acquisition of Cornelius Village.

V. STAFF REPORTS

A. Financial Statement:

Yaling Dressel reported Section 8 remains stable. She noted they are working on streamlining Section 8 as the per unit cost has increased 32% over the last five years. HUD announced next years inflation will be 3.1% which will result in utilizing 90% of available vouchers because of the rising expenses per unit. She added they are positioning themselves in low rent public housing to reduce the travel costs of maintaining units. There is a negative cash flow at Kaybern Terrace because of a roof replacement and Aloha Park is doing better. The refinance of the bond that was issued through the County for the affordable housing portfolio brings a savings of about \$250,000 in interest. These savings will be utilized for capital improvements to make sure the maintenance costs will be reduced. The County is approaching the budget process differently this year. They will schedule four budget touring meetings to involve the public to garner input on the budget process. The County will then issue a report summarizing the input from the meetings to assess what they feel the needs are for the community. The results will then help guide the process on how to distribute the general fund dollars.

Mr. Kalevor hopes this new approach to the budgeting of the general fund dollars will bring attention to homeless and PSH programs.

B. Section 8 and Low Rent Public Housing

Joshua Crites reported they have acquired an additional 34 Mainstream vouchers from HUD which were the result of a grant submittal. These are for individuals 18-61 years of age who have a disability diagnosed by a physician or medical professional, plus one of the following: transitioning out of institutional or other segregated setting; at serious risk of institutionalization; homeless, or; at risk of becoming homeless. Unfortunately, the Housing Authority was given half of the money needed to lease up those vouchers. He believes this was an error and is working to rectify the issue. Mr. Crites announced that Washington County was chosen for a Housing and Healthcare cohort. He and Marni Kuyl, Director of Health and Human Services for Washington County will take part along with five other counties looking at ways to work together. He stated they are making a large commitment toward project based vouchers including several Metro bond projects and two CPAH projects. This will play into how vouchers are leased up within the voucher program over the next several years. Inflation funds received from HUD are far below actual inflation to run current programs. The Housing Opportunities through Modernization Act is coming online and they will be able to utilize elements to be able to streamline operations more efficiently.

Gary Calvert reported the public housing waiting list for 3 and 4 bedrooms is diminished. When one of these units becomes available, they look at current families within the program that need to upsize or downsize. They will be opening the waitlist for public housing in early 2020 for these larger units. He shared when the roof on Kaybern Terrace was being replaced the roof collapsed in one of the units. resulting in additional costs in environmental clean-up as the interior of the unit had asbestos.

C. Affordable Housing

Mr. Calvert reported affordable housing is doing well. A capital needs assessment (CNA) and a 504 (accessibility under the Fair Housing Act) was completed. They will now be able to develop strategies and capital budgets. Section 18 disposition required a tenant meeting which was held the past week and the application should be submitted to HUD by the end of 2019.

D. Special Projects

NA

E. Report on Homelessness

Annette Evans reported Lay Kelly with Oregon Health Authority will be speaking at the Housing and Health subcommittee this Monday on CCO 2.0 and Medicaid policies that have been implemented in the last year and going forward. The Oregon Law Center will be presenting on Senate Bill 608 and the implications of landlord-tenant law.

The 2019 Homeless Assessment report was distributed. This report was presented to the Board of County Commissioners last week with good conversations about what gaps need to be filled. She pointed out under the Martin v. Boise ruling, law enforcement and community officials cannot ask people who sit, lie, or camp on public properties including sidewalks to vacate those areas as they need a place for those individuals to be referred in order to ask them to move on. Washington County refers these individuals to the Community Connect system which is underfunded. Campers will also be able to reside on public lands until there is an avenue to assist them into permanent housing or shelter.

The hot topics are housing, permanent supportive housing, and finding avenues for the service dollars to meet the 100 units of permanent supportive housing that has been earmarked through the Metro affordable bond. There are about \$1 million dollars in services annually given through the tri-county equitable housing strategy formula. She shared Kaiser Permanente funded a cohort of five members to go the Built for Zero initiative focusing on the transformation of homeless systems to address ending chronic homelessness. They are working on a taskforce of individuals to come up with a more accurate count of the chronically homeless in Washington County. The five individuals from Washington County on the Built for Zero initiative are Mjere Simantel, Washington County Health and Human Services Assistant Director, John Trinh, CEO for Luke-Dorf, Carol Herron, Manager of St. Anthony Tigard winter shelter, Katherine Galian, and herself.

She announced November 16-24 is National Hunger and Homeless Awareness week. Food donation bins have been distributed county-wide for the Oregon Food Bank. There has been a dramatic drop in the adult-only households. Many individuals need someone to advocate and help them through the housing process so a housing navigation team has been formed of 2.8 staff. The staff will come from Luke Dorf through their housing navigation program that are aligned with the winter shelters along with the state's EHA funds and Continuum of Care PSH funds to help those in shelters exit to housing.

F. Housing Affordability/Development Initiatives

Shannon Wilson reported Willow Creek Crossing is in the final stages of construction and lease up has started. GSL will be managing this property. Bienestar will provide resident services at the property. The proposed move in date is early February with a grand opening on February 19, 2020, at 10:00 am.

VI. OLD BUSINESS

NA

VII. NEW BUSINESS

Metro Bond Update

Shannon Wilson reported the application for an AmeriCorps VISTA member to assist with community engagement related to the Metro Bond is moving forward. Mercy Corps Northwest is the local administrator of this program and has submitted for the final federal approval. The selection of this individual needs to happen by February 7, 2020 and would begin their work on March 16, 2020. She noted the intergovernmental agreement (IGA) for the Metro Bond is still with County and Metro. The IGA will be presented in work session on December 3, 2019 with the Board of County Commissioners and December 17, 2019 for final approval. As soon as the IGA is in place they are able to release a NOFA. She announced Komi will be presenting an update on the Metro Bond to the Forest Grove City Council.

Melisa Dailey will be sending out an update on term ending dates for Housing Advisory Committee members. She asked for committee members to encourage qualified individuals to submit their applications online for both the upcoming Housing Authority Board vacancy and also for Housing Advisory Committee vacancies.

Mr. Kalevor stated the second member of the Housing Authority Board, in addition to Caroline Roper, is Val Valfre whose term is expiring December 31, 2019.

Ben Sturtz recommended review of the committee process within the Housing Advisory Committee.

VIII. RESOLUTIONS/ACTION ITEMS

NA

IX. ADJOURNMENT

Meeting adjourned at 10:31 a.m.

Komi Kalevor
Secretary/Executive Director