



MEETING MINUTES
HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY
September 24, 2020, 9:00 a.m.

Zoom Teleconference

<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
	Josh Crites, Assistant Director
Sid Scott	Annette Evans, Homeless Program Manager
Dave Bachman	Shannon Wilson, Housing Development Coordinator
Ben Sturtz	Liz Morris, HCV Manager
Renée Brouse	Melisa Dailey, Housing Program Coordinator
Eric Schmidt	Andrew Crampton, Program Coordinator
Vince Chiotti	
	<u>ABSENT</u>
<u>ABSENT</u>	Emily Nichols, Program Coordinator
Sheila Greenlaw-Fink	
Balen Younis	
Jason Hitzert	
Cindi Otis	

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

II. ACTION - APPROVAL OF MINUTES FROM August 20, 2020

Motion: Renée Brouse

Second: Sid Scott

Vote: All approved

III. DISCUSSION - ORAL COMMUNICATIONS & MEMBER UPDATES

MEMBER UPDATES

Ben Sturtz stated the South Cooper Mountain and Aloha projects are progressing well. Work is continuing on the Hollywood Transit Center project and units at Songbird are currently being leased up. Most of the tenants that are coming to the project on North Williams are those who were displaced previously. He added RiverPlace phase 2 will be closing in December.

Melinda Bell shared that Operation Overcoat will take place virtually this year on September 29th with the Union Gospel Mission. She noted they are now accepting new residents at both the men and women's shelters.

Sid Scott reported his firm has a number of affordable housing projects that are moving forward totaling about 500 units that are under construction or in the design phase. There are also a number of units that are set to be renovated as well.

Gary Whiting noted real estate sales have been very brisk with record low interest rates. Housing inventories are extremely low with record sales and interest rates between 2.5% and 3%. This trend is expected to continue for a number of months.

Dave Bachman reported they had to evacuate about 900 people from their affordable housing units due to the recent wildfires around the state. All those people have now returned back to their homes. Rent collections are going well with some challenges in areas where people have been evacuated. They have three projects under lease up and are scheduled to be fully occupied by the end of the year.

Katherine Galian reported Community Action continues to focus on distributing Cares Act funding which includes utility and rent assistance. They have now added water and garbage utility assistance.

Mike Savara shared he is on the Washington County Housing Authority Board of Directors. He works at OHCS in the housing stabilization division and expressed his interest to listen in on today's meeting.

ORAL COMMUNICATION

IV. EXECUTIVE DIRECTOR'S REPORT

Komi Kalevor reported the Metro Supportive Housing Services bond requires a local implantation plan which is currently being drafted by a consultant on their behalf. Once drafted it will be presented to the HAC. This measure is expected to generate about \$200 million to the tri-county area annually on the high side over the 10-year period. The estimate for 2021-2022 for the region is \$115 million with Washington County's share being 33.33% or about \$38 million. HAWC is currently recruiting for the asset manager position and also for an interim development manager or senior program coordinator and hoping to fill both positions by the end of the year.

Ms. Galian noted Metro is recruiting for their oversight committee.

V. STAFF REPORTS

A. Financial Statement

YaLing Dressel presented on the Housing Authority year-end financials as of June 30, 2020. The financials did well overall aside from Kaybern Terrace where a new roof was replaced increasing the maintenance costs resulting in a negative cash flow. Reserve funds were used to cover the expense but reduced the reserve amount to less than \$5,000. Section 8 is close to break even and HUD provided additional funding this year from the Cares Act due to COVID-19. These funds will be used to increase client

services for Section 8 and public housing. Aloha Park is also at a breakeven point with cash flow and reserves of \$400,000. The affordable housing portfolio is breaking even, and they are working to obtain funding on the increasing amount of deferred maintenance for the affordable housing properties. Cornelius Village is a new project acquired last year is at a breakeven point as well. The local fund portion has developer fees coming in so overall it is doing well.

B. Housing Choice Voucher Program

Liz Morris reported their waitlist is still closed and have not been issuing vouchers off of their HCV waitlist which will continue due to funding levels not increasing. Utilization is down to 88.34%. The receipt of the Cares Act dollars helped reduce the shortfall amount. They will continue to monitor these funds and continue to apply for any funds available from HUD to keep from going into shortfall in the future. Fair market rents have been released and the department is in the process of updating the payment standards which will be shared at the next meeting. She added they have applied for new VASH vouchers.

C. Public Housing

Josh Crites stated occupancy rates are high with little unit turnover. The Section 18 application to dispose of 60 units of public housing has been delayed in the SAC in Chicago special application sect mostly due to the environmental report. They are working with PBS and Brawner & Company to help guide them through the Section 18 process.

D. Affordable Housing

Josh Crites reported the occupancy rate is about 95% as some units are not available due to water intrusion issues.

E. Programs and Special Projects

Ms. Morris reported the utilization rate is doing well. Cedar Grove (8 units) and Red Rock Creek Commons (24 units) Project Based Voucher units are currently being leased up. Service providers will be available to those at Red Rock Creek Commons for those with persistent mental health issues and the Cedar Grove units are geared toward families. Their family self sufficiency program currently has 60 participants which will decrease next month with some leaving the program. The Kaiser Metro 300 program are funds that have been secured to help house individuals that are over 50, disabled, and homeless/houseless in Washington County. They have leased up 15 people in this program with two individuals pending.

F. Report on Homelessness

Annette Evans reported they were able to support the emergency operations center for the recent wildfires dealing with about 1,200 displaced households in western Washington County and Chehalem ridge. With the hazardous air quality the homeless living outside were impacted by the smoke from the wildfires. The Sheriff's office along,

with Housing and Public Health, obtained over 2,000 KN-95 masks to distribute to those individuals. Individuals at the Safe Slate Village were transitioned to a section of the County's respite shelter during the hazardous air quality days. The Metro supportive services community engagement is ramping up to address barriers and challenges of the BIPOC community in accessing housing and services. They will be holding public stakeholder sessions with the first taking place October 7 at 8:30 a.m. in coordination with the HSSN meeting. Washington County has hired Multicultural Collaborative to facilitate the local implementation plan meetings and Corporation for Supportive Housing is the technical writer that will be putting the plan together. Joshua Crites and Annette are working with the Tri-County Metro work group to ensure this plan has a regional lens and a format consistent with Clackamas and Multnomah county. She extended an invitation to HAC members to attend the next HSSN meeting. She shared they are looking to have winter shelters open in less than 8 weeks and have secured the funding to put this in place. Two out of the five sites are secured and will begin on contract leasing for the sites. They are looking to increase the number of days to 120 at each of the five sites allowing for 150 beds in the county. Renée Brouse will be providing leadership for the south county winter shelter located in Sherwood.

Development Initiatives

Shannon Wilson reported the Viewfinder project, the phase one Metro bond project, is currently under construction. Lumber prices have increased but the contractor is absorbing the additional costs. The Maryanne project is under construction and The Fields apartments are nearing completion.

VI. OLD BUSINESS

2020 Housing Forum

Melisa Dailey shared the draft agenda for the 2020 HAC housing forum. There will be a homelessness round table with Renée Brouse as the moderator and Shannon Singleton and Andrea Bell as panelists (Shannon Singleton was not able to make it and replaced by Nathan Teske). The keynote speaker will be Allen Lazzo with the Fair Housing Council focusing on current events such as evictions and COVID related issues. The forum will take place on October 16, 2020 at 9:00 a.m. virtually on Zoom.

VII. NEW BUSINESS

Metro Bond Update

Shannon Wilson reported all seven Metro projects presented at last week's HAC meeting were approved by the Housing Authority Board of Directors and received Metro approval as well. Staff presented at a Washington County Board meeting by invitation of Chair Harrington to increase visibility of the Metro bond. In addition to the approved Metro bond projects staff is working on the acquisition of a hotel to renovate into supportive housing.

Andrew Crampton shared the potential hotel acquisition would convert 52 units into permanent supportive housing in Aloha. They are currently putting together an offer and

securing financing. It is located off TV Highway and 198th close the transit. They are in conversations to utilize the Metro permanent supportive housing bond as well as other options for funding. They have also been working with Health and Human Services putting together a very intensive service package for with Behavioral Health putting forward a plan with 24/7 services onsite.

Affordable Housing Portfolio

Mr. Kalevor stated they are acting now on the affordable housing portfolio because of extensive deferred maintenance, historically low interest rates, and the Metro Housing bond is expected to generate close to 1,350 units. Potentially, new housing units will draw people away from existing older units when the rental amounts are similar. With the refinance of the County's full faith in credit bonds last year the savings has brought between \$200,000-\$300,000.

Joshua Crites presented on the affordable housing portfolio which is a collection of 10 buildings. They are strategically looking at their asset management and how they can position these assets going forward. With the refinance of the County's full faith in credit bonds three properties were pulled out of the bond; Bonita Villa, Villager, and Parkside. The remaining properties were used as collateral against the bond. He asked consultant, Zac De Gorgue with Brawner & Company to share the path forward addressing deferred maintenance on the affordable housing portfolio.

Mr. De Gorgue explained that after reviewing the physical conditions, how to restructure the financial options to address the deferred maintenance, and property upgrades, they settled on the following plan. The proposed plan suggests using a 4% Low Income Housing Tax Credit of Bonita Villa, Parkside Apartments, Villager Apartments, and Aloha Park to address the existing capital needs for these properties. There is potential with a 4% acquisition rehab repositioning to generate surplus proceeds from acquisition that could be used to address some of the capital liabilities in the bond portfolio. Since the bond portfolio was refinanced last year they are looking to structure and reposition other assets to generate proceeds to help with this portfolio. They are also looking to minimize long term liability for the housing authority and to improve and expand upon the affordable housing stock in the county thus reducing future liability long term.

VIII. RESOLUTIONS/ACTION ITEMS

NA

IX. ADJOURNMENT

Meeting adjourned at 11:00 a.m.

Komi Kalevor
Secretary/Executive Director