



MEETING MINUTES
HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY
November 19, 2020, 9:00 a.m.

Zoom Teleconference

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Melinda Bell (Vice-Chair)	Komi Kalevor, Executive Director
Sheila Greenlaw-Fink	Yaling Huang-Dressel, Housing Controller
Sid Scott	Josh Crites, Assistant Director
Dave Bachman	Shannon Wilson, Housing Development Coordinator
Renée Brouse	Liz Morris, HCV Manager
Eric Schmidt	Melisa Dailey, Housing Program Coordinator
Vince Chiotti	Andrew Crampton, Program Coordinator
Katherine Galian (Chair) 1/2 hour late	Emily Nichols, Program Coordinator
Jason Hitzert	Will Seals, Asset Manager
Cindi Otis	
Gary Whiting	<u>ABSENT</u>
<u>ABSENT</u>	Annette Evans, Homeless Program Manager
Balen Younis left soon after mtg start	
Ben Sturtz	

I. ROLL CALL – 9:05 a.m. A quorum was present.

II. ACTION - APPROVAL OF MINUTES FROM September 24 and October 16, 2020

September 24

Motion: Sid Scott

Second: Katherine Galian

Vote: All approved

October 16, 2020

Motion: Sheila Greenlaw-Fink

Second: Cindi Otis

Vote: All approved

III. DISCUSSION - ORAL COMMUNICATIONS & MEMBER UPDATES

MEMBER UPDATES

Members gave brief updates. Gary Whiting reported on the real estate market. Cindi Otis reported she was just starting to be able to assist her elderly customers when COVID levels increased resulting in restricted visitation access thus making her elderly

clients quite isolated. Melinda Bell's workplace was navigating how to get clients tested for the coronavirus. Jason Hitzert reported there may be a special session of the Oregon legislature in December. Eric Schmidt conducted many interviews for Tualatin Valley Community TV during the election season and noted affordable housing was a bipartisan topic addressed by most if not all he interviewed.

ORAL COMMUNICATION

IV. EXECUTIVE DIRECTOR'S REPORT

Komi Kalevor reported the Metro Supportive Housing Services bond requires a local implementation plan (LIP) which is currently being drafted by a consultant for the County. 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 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 at Community Action.

V. STAFF REPORTS

A. Financial Statement

YaLing Dressel presented on the Housing Authority financials through September 2020 based on the information on page 6 of the November 2020 packet. The information is now presented in net income versus cash flow which will give a more accurate picture of where the Housing Authority is financially.

B. Housing Choice Voucher Program

Liz Morris reported utilization is at 88.34%. The Housing Authority received 75 new Mainstream vouchers. Also, they have received fewer requests from clients to move, although the numbers are not that much lower than the previous year.

C. Public Housing

Will Seals stated occupancy rates are high (98.8%) with little unit turnover. The average vacancy days of public housing units (38.2 days) are above HUDs goal of 20 days but the maintenance staff are taking advantage of this time to perform deferred maintenance on these units. Both emergency and routine work orders are within HUD Standards.

D. Affordable Housing

Josh Crites reported the Section 18 environmental review is at the SAC in Chicago. He is conducting monthly calls with jurisdictional partners (Tigard, Hillsboro, Beaverton) to facilitate the sale of the Section 18 disposition units through Proud Ground. Current residents have the first right of refusal; next, jurisdictions (Tigard, Beaverton, etc.) can work with Proud Ground to find a buyer; finally, if no sale is made via these avenues then the homes would be listed on the market.

E. Programs and Special Projects

Ms. Morris reported that Cedar Grove (8 units) and Red Rock Creek Commons (24 units) Project Based Voucher units are still being leased up. The FSS database underwent a data/member scrub and the current numbers reflect the removal of old accounts. Some people have pretty high escrow balances, over \$30,000, and staff is working with those clients on their plans to utilize the funds. The Kaiser Metro 300 program funds have been secured to help house individuals that are over 50, disabled, and homeless/houseless in Washington County. They have leased up 47 people in this program with two individuals pending. The goal for Metro 300 is 80 lease ups.

F. Report on Homelessness

Komi Kalevor reported that the Built for Zero initiative is having success and enrolled 65 chronically homeless thus getting them off the streets and into housing.

G. Development Initiatives

Shannon Wilson reported the Viewfinder project, the phase one Metro bond project, is currently under construction and The Fields apartments are leasing up. The Aloha Quality Inn purchase by the County (using Metro Bond funds) will go to BOCC work session on 12/1. This project, once approved, would have 54 units of permanent supportive housing.

VI. OLD BUSINESS

N/A

VII. NEW BUSINESS

Moving to Work Application

Josh Crites talked about this application and how it would increase cost efficiencies, increase client self-sufficiency, and increase housing choice. As the HAWC's per unit costs keep increasing, they need to have long term strategies to decrease costs. Under MTW, the housing authority would implement tiered rents thus eliminating annual oversight of rents tied to incomes and allow staff to redirect their work to client self-sufficiency. Some populations of voucher holders such as the elderly and disabled will not be included in these programs. The housing authority is working at identifying other populations so they will not be affected by disparate impacts of across the board implementation of the tiered rents, and there will be a hardship policy to mitigate disparate impact. The remaining work-able voucher holders will then be split in half to consist of a test group and a control group. Each tier of renter will pay based on the mid-point of their tier but will only have income certifications once every three years thus encouraging families to increase their incomes. The HAC appreciated the pro-active approach of looking at disparate impacts.

Annual December Luncheon - cancelled

The HAC discussed different options to take the place of the annual December luncheon but concluded that “Zoom fatigue” is occurring and most people would prefer not attending another online meeting. The HAC will wait until January 2021 to have their next meeting.

VIII. RESOLUTIONS/ACTION ITEMS

Motion: HAC members approved the 2021 meeting dates.

Thursday, January 28
Thursday, February 25
Thursday, March 25
Thursday, April 22
Thursday, May 27 – Budget
Thursday, June 24
Thursday, July 22 – No Meeting
Thursday, August 26
Thursday, September 23
Friday, October 8 or 15 – Retreat
Thursday, November 18
Friday, December 3 or 10 – Luncheon

Motion: Sid Scott
Second: Cindi Otis.
All Approved.

IX. ADJOURNMENT

Meeting adjourned at 10:49 a.m.

Komi Kalevor
Secretary/Executive Director