



# **H**OUSING **A**DVISORY **C**OMMITTEE



**Thursday, February 28, 2019  
9:00 a.m.**

**Housing Authority of  
Washington County  
Department of Housing Services**



## **Mission**

The Washington County Department of Housing Services provides a continuum of affordable housing options that promote community strength.

## **Strategies**

- Provide rental assistance.
- Assist people in achieving housing stability, focusing on lower income populations.
- Develop, acquire and maintain affordable housing.
- Provide career placement and training opportunities through partner organizations.
- Connect low-income people to additional programs and services.
- Provide home ownership opportunities, where appropriate.
- Collaborate with public and private partners.

## **Equity Statement**

The Department of Housing Services provides housing opportunities to all eligible persons no matter their race, color, religion, national origin, age, disability, familial status, marital or domestic partnership status, sex, gender identity, sexual orientation, veteran status, legal source of income or type of occupation.

In order to be relevant and effective in a rapidly changing and increasingly diverse environment, the Department of Housing Services commits to the principles of diversity, equity and inclusion for all members of the community we serve. Equitable access to resources and opportunity is the means to healthy, economically vibrant people and communities. We believe that authentically listening to, working inclusively with, and being accountable to the community we serve increases innovation and effectiveness and leads to more successful outcomes.

*Mission, Strategies and Equity Statement are from our 2017-2027 Strategic Plan*



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Next Meeting:  
**March 28, 2019**

<b>2019 HAC Schedule</b>
Thursday, March 28
Thursday, April 25
Thursday, May 23 - Budget
Thursday, June 27
Thursday, July 25 – No Meeting
Thursday, August 22
Thursday, September 26
Friday, October 4, 11 or 18 - Retreat
Thursday, November 21
Friday, December 6 or 13 - Luncheon



**HOUSING ADVISORY COMMITTEE**  
**Department of Housing Services**  
**Juvenile Services Building Room 258**  
**February 28, 2019 at 9:00 A.M.**

**AGENDA**

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
  - A. January 24, 2019, Meeting Minutes
- III. DISCUSSION - ORAL COMMUNICATIONS and MEMBER UPDATES**
- IV. EXECUTIVE DIRECTOR’S REPORT**
- V. STAFF REPORTS**
  - A. Financial Statements
  - B. Section 8 and Low Rent Public Housing
  - C. Affordable Housing
  - D. Programs and Special Projects
  - E. Report on Homelessness
  - F. Housing Affordability/Development Initiatives
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. RESOLUTIONS/ACTION ITEMS**
- IX. ADJOURNMENT**



**I. ROLL CALL**

**II. ACTION – APPROVAL OF MINUTES**

A. January 24, 2019 Minutes

**III. DISCUSSION**

**MEMBER UPDATES**

**IV. EXECUTIVE DIRECTOR'S REPORT**

As February nears its end, Housing staff are anxious to place property under contract for the Metro Bond Phase 1 project. We have had a few prospects fall through but are hopeful that we will have a property/proposed development move forward in the next few months. Staff is also working on the Local Implementation Strategy (LIS), which is expected to be approved by Board of County Commissioner and then by Metro Council by the summer 2019, in time for the official Metro Affordable Housing Bond program launch. Washington County staff continues to meet internally and with Metro and the Cities of Beaverton and Hillsboro staff regarding the Metro Bond implementation. Please see page 20 of this packet for what will be our regular update on the Metro Bond.

Construction of Willow Creek Crossing (120 units) and The Fields (264 units) is progressing, and we are constantly scouting for new projects for either acquisition or undeveloped land to build new projects.

The department is almost fully staffed with the hiring of a Maintenance Technician and an Occupancy Specialist in in Public Housing. In addition, a Senior Accounting Assistant has started work in our Finance Section. What is more, an Assistant Director, Joshua Crites has been hired. Joshua comes to us from Phoenix, Arizona, where he administered the State Medicaid Program. He also spent many years at housing authorities in Tacoma, Seattle and Walla Walla. His first day will be March 11, 2019.

Pending recruitments are: a limited duration occupancy specialist to assist with implementing our voucher programs with a focus on the Mainstream Vouchers; and, a new Program Specialist to work on the Continuum of Care Programs.

Finally, the FY2019-2020 Budget process is well under way. More details to come.

Thank you for your continued support.

Komi Kalevor  
Secretary/Executive Director



V. STAFF REPORTS  
A. Financial Statement  
1. Financial Report to the Housing Advisory Committee  
(All amounts are expressed in thousands of dollars)  
December 2018



For December FYTD, cash flow from Housing Authority operations of \$1,251,848 was favorable to budget by \$519,357 and favorable to the prior year by \$151,847.

**Section 8** had positive cash flow from operations of \$50,535 which was \$44,468 favorable to budget, the positive variance from the budget is due to higher admin fee percentage (4%) in the current year.

**Public Housing** had positive cash flow of \$288,287 which was \$235,382 favorable to budget. The positive variance is due to maintenance staff costs have been allocated to the Noble House project, which was paid by the Department of Health and Human Services.

**Kaybern Terrace** cash flow of \$4,840 was \$1,019-unfavorable to budget and unfavorable to the prior year by \$1,895.

**Aloha Park** had positive cash flow from operations of \$23,955, favorable to budget by \$21,966 and unfavorable to the prior year by \$4,040.

**Affordable Housing** had negative cash flow from operations of \$52,500, unfavorable to budget by \$261,550 and unfavorable to prior year by \$151,961. The unfavorable variance is due to higher repair and maintenance expenses, management is conducting property physical assessment and plan to schedule major improvements in order to reduce repair and maintenance expenses.

**Local Fund** had positive cash flow of \$936,731, favorable to budget by \$480,110 and favorable to the prior year by \$47,515. The favorable variance is primarily due to higher cash flow distribution from Quatama Housing Limited Partnership, which the Authority holds a 50% limited partner interest in the limited partnership.



**V. STAFF REPORTS**  
**B. Section 8 and Low Rent Public Housing**  
**1. Section 8 Waiting List**  
*January 2019*

<b>Wait List Time Based on # of HH Members</b>											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	964	357	322	156	92	55	15	10	4	1	<b>1,976</b>
Average Days	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363

<b>Wait List Based on Gender</b>			
Gender	Female	Male	Total
Total	1,365	611	<b>1,976</b>

<b>Wait List Based on Race</b>								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	43	50	483	21	1,161	118	100	<b>1,976</b>

<b>Wait List Based on Ethnicity</b>				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	310	1,666	0	<b>1,976</b>

<b>Wait List Based on HH Type</b>					
Type	Disabled	Elderly	Family	Other	Total
	629	233	786	328	<b>1,976</b>

New waitlist, including clients who applied for the waitlist in May 2015 and were selected for the waitlist via random lottery.



# WASHINGTON COUNTY OREGON

## V. STAFF REPORTS B. Section 8 and Low Rent Public Housing 2. Public Housing Average Vacancy Days *Fiscal Year-to-Date* January 2019

		Vacant Units This Month	Vacancy Days This Month	Average Vacancy Days Per Unit This Month	Total Vacant Units <small>(FY cumulative total)</small>	Total Vacancy Days <small>(FY cumulative total)</small>	Total Average Vacancy Days Per Unit <small>(FY cumulative total)</small>
<b>FY 2017-18</b>							
July	2017	2	32	16.00	2	32	16.00
August	2017	2	36	18.00	4	68	17.00
September	2017	2	44	22.00	6	112	18.67
October	2017	3	49	16.33	9	161	17.89
November	2017	2	29	14.50	11	190	17.27
December	2017	2	32	16.00	13	222	17.08
January	2018	3	53	17.67	16	275	17.19
February	2018	0	0	0.00	16	275	17.19
March	2018	1	25	25.00	17	300	17.65
April	2018	4	88	22.00	21	388	18.48
May	2018	3	70	23.33	24	458	19.08
June	2018	1	15	15.00	25	473	18.92
<b>FY 2018-19</b>							
July	2018	2	33	16.50	2	33	16.50
August	2018	0	0	0.00	2	33	16.50
September	2018	2	28	14.00	4	61	15.25
October	2018	3	68	22.67	7	129	18.43
November	2018	1	22	22.00	8	151	18.88
December	2018	2	46	23.00	10	197	19.70
January	2019	1	33	33.00	11	230	20.91



V. STAFF REPORTS  
B. Section 8 and Low Rent Public Housing  
3. Operational Performance Measures

**SECTION 8 AND LOW RENT PUBLIC HOUSING**

a) Section 8 Waiting List: HAWC’s waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 1,976 households on the waitlist for January (December report: 2,143).

b) Public Housing Average Vacancy Days: Average vacancy days for the month of January 2018 was at 33.0 (December – 23.0). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 20.9 days through January 2019. HUD rates 20 days or below as an “A”.

c) Occupancy Rates:  
Public Housing: January 99.6% (December report – 99.2%)  
Section 8: January 88.2% (December report – 88.5%)

We had 2,561 vouchers leased up in January (December report – 2,572). Our Annual Contributions Contract (ACC) is 2,903<sup>1</sup> vouchers, so we need to lease up 342 vouchers to reach our authorized capacity. (This includes 30 VASH, 45 Mainstream, and 208 allocated PBVs.)

HAWC issued 30 vouchers in January. There are 28 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 96.15%<sup>2</sup>. Our goal of budget authority is 95% minimum.

d) Work Order Effectiveness:

Average maintenance response time for work orders is a major indicator that correlates closely with resident satisfaction and preservation of our capital assets. For December, the average maintenance response time for emergency and routine work orders for the public housing portfolio is as follows:

	<u>Avg. Response</u>	<u>Our Goal</u>	<u>HUD Standard</u>
Emergency WO’s	2.6 hrs.	3 hrs.	24 hrs.
Routine WO’s	2.3 days	6 days	25 days

<sup>1</sup> Although the housing authority has 2,903 vouchers allocated, due to the utilization of funds (see footnote 2 below) HAWC cannot issue this many vouchers.

<sup>2</sup> The cumulative utilization of HAWC’s annual budget authority for 2018 is 98.5%. This number should be maintained between 95%-100%; if consistently near 100% the housing authority must engage with HUD’s shortfall prevention team. It is in HAWC’s best interest to be at or near 98% of utilization.



**V. STAFF REPORTS**  
**C. Affordable Housing**

**AFFORDABLE HOUSING**

HAWC owns and operates affordable properties included in financial reports under Local Fund, Affordable Housing, and two properties with stand-alone financials.

Total Occupancy: 97.5% (16 vacancies/629 units)

- a) Local Fund Properties (managed by HAWC and/or contractors) 100% (0 vacancies/13 units).
- b) Affordable Housing Properties (managed by Infinity): 97.1% (15 vacancies/524 units)
- c) Kaybern Terrace (managed by Infinity): 100% (0 vacancies/12 units)
- d) Aloha Park (managed by Infinity): 98.8% (1 vacancy/80 units)

The 711 units at Quatama Crossing co-owned in a partnership with the Tudor Foundation and managed by Simpson Property Management are not included, nor are the 236 units at Sunset View in partnership with Pedcor, Inc.

**MAINTENANCE ACTIVITIES**

Turnovers:

- Maintenance turned over one (1) Public Housing Unit.
- Rehabilitation work for the Noble House continued.
- All repairs, painting, landscaping and flooring were completed by Housing Staff on the turned over units.

Special Projects:

- Cleaning services were performed at one (1) Public Housing unit.
- Plumbing services were performed at one (1) Public Housing unit.
- Pest control services were performed at three (3) Public Housing units.
- Reported 282 year-to-date non-emergency work orders have been completed in an average of 26.09 days.
- Reported 99% of 88 year-to-date emergency work orders completed within 24 hours.



V. STAFF REPORTS  
D. Programs and Special Projects

**PROJECT-BASED VOUCHERS**

The Housing Authority may authorize project-basing a maximum of 20% of its total voucher funding allocation (not total numbers of vouchers) with approval from HUD. As of the end of 2018, the total Project-Based Vouchers (PBV) the Housing Authority could issue is approximately 410. HAWC currently has PBVs allocated to Category I (chronically homeless), Category II (30% or less MFI), “Special Needs” and VASH (for homeless veterans).

Remaining available Project-Based Vouchers, and Project-Based Vouchers that have been awarded but are not yet project-based, continue to be utilized as tenant-based vouchers. Vouchers are project-based as units become available and residents leave the Section 8 tenant-based voucher programs.

As of:		2/5/2019									
Sponsor	Project	Location	Wait List Preference: Chronically Homeless		Wait List Preference: 30% MFI or Lower		Special Needs		Project-Based VASH		
			Awarded	Project-Based	Awarded	Project-Based	Awarded	Project-Based	Awarded	Project-Based	
Allied Argenta	Fir Crest Manor	Beaverton			14	14					
Bienestar	Cornelius Place	Cornelius			11						
Bridge Meadows	Bridge Meadows Beaverton	Beaverton			8	8					
CPAH	Barcelona	Beaverton			8	8					
CPAH	Cornell and Murray	Beaverton			8						
CPAH	The Knoll*	Tigard	11	11					1	1	
CPAH	Red Rock Creek	Tigard			23						
LifeWorks NW	Tom Brewer House	Beaverton					13	13			
Luke-Dorf	Housing TEAM / SAMHSA	Multiple Locations	5	5							
Luke-Dorf	PLUSS Apartments	Tigard					12	12			
Northwest Housing Alternatives	Alma Gardens	Hillsboro			8	8			6	3	
Northwest Housing Alternatives	Pomeroy Place	Aloha			15	15			5	5	
Pedcor	Sunset View	Aloha			24	24					
REACH CDC	Orchards at Orenco (Phases 1-3)	Hillsboro			24	24					
<b>Totals:</b>			<b>16</b>	<b>16</b>	<b>143</b>	<b>101</b>	<b>25</b>	<b>25</b>	<b>12</b>	<b>9</b>	
<b>Total Awarded:</b>			<b>196</b>								
<b>Total Project-Based:</b>			<b>151</b>								

**Awarded** = Project has been allocated project-based vouchers contingent on satisfying RFP requirements.  
**Project-Based** = Project is ready for occupancy and vouchers are attached to specific project-based voucher housing units in the property.



**FAMILY SELF-SUFFICIENCY (FSS) PROGRAM**

Participant Information:

- Total current FSS households: 72
  - 59 Section 8 participants
  - 13 Public Housing participants
- Total Escrow Balance: \$317,630.94
- Highest Escrow Balances:
  - \$27,146.46 Section 8
  - \$18,247.04 Public Housing

Program Update

- FSS is enrolling now from FSS waiting list.

**HCV PROGRAM UPDATE**

- 45 Mainstream (Non-Elderly/Disabled) Vouchers added to count as of 11/1/2018.
- 30 Veterans Affairs Supportive Housing (VASH) Vouchers added to count as of 12/1/2018.
- Outreach to applicants for the Mainstream program began in December 2018. Mainstream Vouchers should be issued to applicants in Feb/March 2019.



**V. STAFF REPORTS**  
**E. Report on Homelessness**

**ANNUAL POINT-IN-TIME (PIT) HOMELESS COUNT**

The annual Point-In-Time Homeless Census included a one-day count on January 23 throughout Beaverton, Hillsboro, Forest Grove, and Tigard, with small community and unincorporated Washington County covered in the days that followed. The census includes persons residing in shelter, transitional and safe haven housing on the night of January 23, and unsheltered populations living in places not meant for human habitation. Data outcomes will be available in late February.

**SEVERE WEATHER SHELTER RESPONSE PLAN**

Nearly 540 adults and children received overnight shelter and meals at the eight shelter sites during the 3-months of operation. The shelters continue to serve a high number of people with special needs to include chronic health issues, substance addition, mental health, etc. The winter shelter schedule is updated weekly and available online at [www.co.washington.or.us/homeless](http://www.co.washington.or.us/homeless).

**CLOVER COURT – 6-UNITS PERMANENT SUPPORTIVE HOUSING**

The building permit was filed on January 14, 2019, and is awaiting final approval by Washington County. Construction change orders have increased the cost of the construction with a delay in occupancy anticipated no later than July 16, 2019. Concerned neighbors held a meeting with Luke-Dorf on January 30 to address construction. The \$1.6 million project will serve chronically homeless adults with disabilities.

<https://www.co.washington.or.us/housing/proposed-clover-court-development.cfm>

**METRO-FUNDED TRI-COUNTY EQUITABLE HOUSING PLAN**

The Tri-County Equitable Housing Plan will be presented to the Metro Policy Advisory Committee (MPAC) on February 27, and is tentatively scheduled for presentation to the Washington County Board of Commissioners on April 9. Washington County Housing Services is a partner agency in the Metro-funded Tri-county Housing Equity planning grant to address the regional needs for permanent supportive housing (PSH) serving homeless individuals and families. The plan's goals recommend strategies in creating new resources, regional alignment and collaboration, and increased capacity to meet implementation of 10% goal by 2022. Washington County's need for PSH identifies 226 new units based on current chronic homeless data and current inventory turnover rate.

**FEDERAL CoC PROGRAM FUNDING (HEARTH ACT)**

The U.S. Department of Housing and Urban Development (HUD) announced Washington County Department of Housing Services will receive \$3,853,943 in FY2018 CoC Program grant award funding. The funds will renew 235 units of rent subsidy, services and administration and provide 10-units new funding for the Sojourner's House serving victims of domestic violence. The application is online

<https://www.co.washington.or.us/Housing/EndHomelessness/homeless-programs-and-events.cfm> .



On January 31, HUD released the registration period for the FY2019 CoC Program competition that will be followed by submittal of the application. On December 19, 2018, a Continuing Resolution was passed to continue funding the government.

	FY2014 <sup>3</sup>	FY2015 <sup>4</sup>	FY2016 <sup>5</sup>	FY2017 <sup>6</sup>	FY2018 <sup>7</sup>	FY2019 <sup>8</sup>
<b>Federal Homeless Program Funds</b>	<b>\$2.105 billion</b>	<b>\$2.135 billion</b>	<b>\$2.250 billion</b>	<b>\$2.383 billion</b>	<b>\$2.513 billion</b>	<b>\$2.612 billion</b>
CoC Program Competitive Grant Funding & Other	\$1.8 billion	\$1.9 billion	\$1.918 billion	\$2.113 billion	\$2.243 billion	2.342 billion (est.)
County Grant Award – CoC Program	\$2.7 million	\$3.4 million	\$3.4 million	\$3.5 million	\$3.8 million	
Emergency Shelter & Solutions Grant (ESG) Formula Funding	\$250 million	\$250 million	\$250 million	\$270 million	\$270 million	\$270 million (est.)
County ESG Entitlement Formula Funds <sup>9</sup>	\$152,317	\$165,058	\$164,525	\$166,014	\$169,025	

<sup>3</sup> FY2014 Omnibus Appropriations; January 17, 2014.

<sup>4</sup> FY2015 Omnibus Appropriations, December 16, 2015

<sup>5</sup> FY2016 Omnibus Appropriations, December 18, 2016

<sup>6</sup> FY2017 H.R. 244 Omnibus Appropriations, May 5, 2017

<sup>7</sup> FY2018 H.R. 1625 Omnibus Appropriations, March 23, 2018

<sup>8</sup> FY2019 Continuing Resolution H.R. 695 passed on 12/19/2018. On 8/1/2018 the Senate approved H.R. 6147, the Financial Services Appropriations Bill. Approval of budget pending.

<sup>9</sup> Emergency Solution Grant formula is based on percentage of CDBG funds



## STAFF REPORTS

### F. Housing Affordability/Development Initiatives

*The Housing Authority of Washington County (HAWC), a separate legal entity of Washington County's Department of Housing Services, is responsible for Development and Portfolio Management. HAWC, either directly or through a wholly owned affiliate, may work with developers, financial institutions, and government agencies, to build, acquire, and/or rehabilitate, thriving affordable housing communities in Washington County.*

#### **HOUSING DEVELOPMENT**

##### **Staff**

Komi Kalevor serves as Department Lead on affordable housing development projects in our pipeline. This includes overseeing the development process for the 120-unit Willow Creek Crossing project in Hillsboro and the 264-unit Fields Apartments in Tigard. In coordination with Asset Manager Gary Calvert, he oversees acquisition of surplus and foreclosed property for conversion to affordable housing. He coordinates essential communication with the State, other jurisdictions and funding entities, and local developers.

Shannon Wilson is our Housing Development Coordinator. She assists Mr. Kalevor with facilitating and encouraging accelerated affordable housing development in the County including affordable housing owned by the Housing Authority.

Melisa Dailey, as our Affordable Housing Program Coordinator, facilitates awareness of affordable housing tools and strategies, and participates on the three Metro Equitable Development Housing grant teams associated with City of Beaverton, City of Tigard-Portland, and Washington County. She also oversees the Nonprofit Corporation Low-income housing property tax exemption (ORS 307:540-548) for Washington County.

#### **POLICY – METRO BOND/CONSTITUTIONAL AMENDMENT**

The two immediate policy issues effecting Washington County and affordable housing are the Metro Bond and a proposed amendment at the State level for affordable housing. The \$652.8 million Metro Bond was approved by voters on Nov. 6. The bond will provide funds for the tri-county Metro jurisdictions to use for construction and preservation of affordable housing which is housing for those under 80% of the area median income. The second policy issue that went to voters (statewide) was a constitutional amendment that will allow bond revenue to fund nongovernmental affordable housing – this constitutional amendment also passed on Nov. 6.

#### **POLICY - EQUITABLE HOUSING ORDINANCES**

The equitable housing study conducted by Washington County, *Equitable Housing Site Barriers and Solutions* (2018), was funded by Metro and adopted by the Board of County Commissioners on June 5, 2018. The ordinance changes/updates recommended in the report will be implemented over the next two to three years during Washington County's "ordinance season". The schedule and changes are:



- ◇ **2018 Ordinance consideration track items summary (see below for ordinance details)**
  - Reduced setbacks for multifamily dwellings under 35 feet tall
  - Reduce minimum landscaping requirements for some housing
  - Private Street flexibility for one-side sidewalks
  - Flexible Development Path for regulated affordable housing
  - Amend Section 203-processing Type I, II and III Development Actions to include 100-day review for qualified regulated affordable housing projects, per state law
  - Reduce minimum driveway width standards to 10 feet
  - Clarify on-street parking requirements
  - Amend ADU standards as needed to comply with state law
  
- ◇ **2018 start then 2019 Ordinance consideration (additional analysis required)**
  - Residential density bonus for regulated affordable housing
  - Planned Development (PD) Open Space amendments:
    - Allow drainage hazard/flood plains/etc. to count toward 50% of PD open space requirements
    - Reduce PD open space in general
    - Reduce PD open space in Community Business District (CBD)
    - Reduce PD open space for regulated affordable housing
  - Additional updates/amendments for ADU standards (compliance with Oregon Department of Land Conservation Development recommendations)
  
- ◇ **2019 Ordinance consideration (additional analysis required)**
  - Ground floor non-residential standards in Transit Oriented : Retail Commercial (TO:RC) and CBD
  - On street parking standards
  - Cluster Housing
  - Evaluate County land use districts within ½ -1 mile of centers and corridors

Washington County Community Development Code (CDC): Changes by Land Use and Transportation

Ordinance 832 - Portions of the Community Development Code (CDC) need to be updated to better comply with Fair Housing best practices, as well as state and federal laws and regulations. Work in 2018 included updates to the County's group care definitions and requirements, including the list of group care types. The County also considered temporary day/overnight homeless shelter operations at religious institutions as a type of group care that serves populations entitled to Fair Housing protections.

**(The proposed changes were approved at the Sept. 18 10:00 am BOCC meeting.)**



Ordinance 841- The ordinance proposes an alternative land use review option for certain regulated affordable housing and would amend the CDC to provide both site development flexibility and density bonuses to encourage and facilitate regulated affordable housing development inside the Urban Growth Boundary (UGB).

Ordinance No. 841 would provide an alternative land use review option that allows for the following:

- ◇ *Through Type II review –*
  - Density increase up to 30 percent
  - Building height increase
  - Lot dimension, setback and landscaping reductions
  - Increased flexibility in parking provisions
  - Waiver of limitation allowing residential uses only above ground floor non-residential uses (in certain districts where normally applies)
- ◇ *Through Type III review –*
  - Density increase up to 50 percent
  - Applicant’s proposal of alternatives to certain district provisions of the CDC, regarding building façades and parking areas/structures, when alternatives will otherwise provide for pedestrian-oriented/transit-oriented design
  - Exemption from certain denial criteria, consistent with exemptions for similar Type III uses

**(The proposed changes were approved at the Sept. 18 10:00 am BOCC meeting.)**

Ordinance 842- proposes limited amendments to the CDC to facilitate development of housing. The ordinance amends certain setbacks within three districts, corrects/clarifies standards of the Transit-Oriented: Retail Commercial (TO:RC) district related to day care facility classification and housing, reduces certain landscape area requirements, allows omission of sidewalk on one side of a private street in some cases, reduces minimum residential driveway widths, and updates related parking standards.

**(The proposed changes were approved at the Sept. 18 10:00 am BOCC meeting.)**

**HAWC Development Projects**

**Project Status:** Under construction.

Willow Creek Crossing (Hillsboro)		
<b>Housing Units:</b> 120		<b>Commercial:</b> 1,725 SF
38 Studio	71 1BR	11 2BR
<b>Ownership:</b> Partnership of Housing Authority/DBG		<b>Total Project Costs:</b> \$31.9M <b>Funding:</b> \$4.6M LIFT; LIHTC; Conduit Bonds
<p><b>Project Update:</b></p> <ul style="list-style-type: none"> <li>Construction start: August 2018. January 31 – 21% complete.</li> <li>Recommended for \$300,000 grant by City of Hillsboro. Approved by City Council on 5/15.</li> <li>Award of \$500,000 in Transit Oriented Development funds from Metro is committed.</li> <li>Received \$250,000 grant for construction from Meyer Memorial Trust</li> </ul>		



**Project Status:** Under construction.

Fields Apartments (Tigard)			
<b>Housing Units: 264</b>			
~100,000 SF GFA	128 1BR	104 2BR	32 3BR
<b>Ownership:</b> Partnership of Housing Authority/DBG		<b>Total Project Costs:</b> \$60.4	
		<b>Funding:</b> \$9.8M LIFT; LIHTC; Conduit Bonds	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>Construction start: August 2018. January 31 – 25% complete.</li> </ul>			

**Project Status:** Under construction.

Clover Court (Beaverton)	
<b>6 Housing Units (Permanent Supportive Housing)</b>	
6 Studios in 3 Duplexes	
<b>Ownership:</b> DHS/Luke-Dorf, Inc.	<b>Total Project Costs:</b> \$1.6M
	<b>Funding:</b> \$413,058 HUD; \$240,000 FHLB
<b>Project Update:</b>	
<ul style="list-style-type: none"> <li>Construction started in January 2019; completion estimated for July 2019.</li> </ul>	

**Project Status:** Concept project. Would go in for 2019 NOFA.

Alder Grove (Hillsboro)	
<b>Housing Units: 200</b>	
<b>Ownership:</b> Partnership of Housing Authority/DBG	<b>Total Project Costs:</b> TBD
	<b>Funding:</b> 2019 LIFT, 4% LIHTC, Conduit Bonds
<b>Project Update:</b>	
<ul style="list-style-type: none"> <li>Project would be in partnership with TriMet to provide housing on part of the underutilized Willow Creek MAX Park &amp; Ride site and adjacent property.</li> <li>HAWC plans to submit an Unsolicited Proposal (process established by TriMet) to attain site control for a portion of the Park &amp; Ride site.</li> <li>Received a \$100,000 Metro 2040 Planning Grant for predevelopment work at the site.</li> </ul>	

**Project Status:** Pipeline project.

SW 170th (Beaverton)	
<b>4 Single Family Homes (Workforce Rental Housing)</b>	
<b>Ownership:</b> Housing Authority	<b>Total Project Costs:</b> \$
<b>Project Update:</b>	
<ul style="list-style-type: none"> <li>Properties are Washington County surplus land</li> <li>4 R-5 lots Single Family. May look at higher density; Unit size/type/development costs unknown</li> <li>Target 80% MFI</li> </ul>	

### Partner Development Projects

**Project Status:** Completed. Lease-up is underway.

Orchards at Orenco III (Hillsboro)			
<b>Housing Units: 52</b>		<b>Project Based Vouchers: 8</b>	
0 Studio	0 1BR	33 2BR	19 3BR
<b>Ownership:</b> REACH CDC / Housing Authority Limited Partner		<b>Total Project Costs:</b> \$14.8M	
		<b>Funding:</b> LIHTC; HOME; OAHTC; E Trust of Oregon	
<b>Project Update:</b>			

**Project Status:** Under construction.

Cornelius Place (Cornelius)			
<b>Housing Units: 45 (for seniors)</b>		<b>Project Based Vouchers: 11</b>	
0 Studio	42 1BR	3 2BR	0 3BR



<b>Ownership:</b> Bienestar/BRIDGE Housing Corp.	<b>Total Project Costs:</b> \$18.4 <b>Funding:</b> LIHTC; GHAP; OAHTC; HOME; HPOF
<b>Project Update:</b> <ul style="list-style-type: none"> <li>Under construction.</li> </ul>	

**Project Status:** Received funding in 2018 LIFT NOFA application round.

Red Rock Creek Commons (Tigard)			
<b>Housing Units: 48</b>		<b>Project Based Vouchers: 23</b>	
0 Studio	48 1BR	0 2BR	0 3BR
<b>Ownership:</b> CPAH		<b>Total Project Costs:</b> \$18.4 <b>Funding:</b> LIFT; 4% LIHTC; HPOF	
<b>Project Update:</b> <ul style="list-style-type: none"> <li>Successful in receiving LIFT award from OHCS. Also uses 4% tax credits.</li> <li>All units are for &lt;50% AMI; 8 units are for mental health housing in partnership with Luke-Dorf</li> </ul>			

**Project Status:** Received funding in 2018 NOFA application round.

Montebello (Hillsboro)			
<b>Housing Units: 48</b>		<b>Project Based Vouchers:</b>	
0 Studio	24 2BR	21 3BR	3 4BR
<b>Ownership:</b> Bienestar		<b>Total Project Costs:</b> <b>Funding:</b>	
<b>Project Update:</b> <ul style="list-style-type: none"> <li>Rehabilitation project. Constructed in 1989.</li> </ul>			

**Project Status:** Received funding in 2018 NOFA application round.

Cedar Grove (Beaverton)			
<b>Housing Units: 44</b>		<b>Project Based Vouchers: 8</b>	
0 Studio	1BR	2BR	3BR
<b>Ownership:</b> CPAH		<b>Total Project Costs:</b> <b>Funding:</b> 9% LIHTC	
<b>Project Update:</b> <ul style="list-style-type: none"> <li>Successful 9% NOFA application in August 2018</li> <li>Washington County property</li> </ul>			

**Project Status:** Pipeline project. Did not receive funding in 2018 NOFA application round.

Village at Washington Square (Tigard)			
<b>Housing Units: 26</b>		<b>Project Based Vouchers:</b>	
1BR	2BR	3BR	4BR
<b>Ownership:</b> CPAH		<b>Total Project Costs:</b> <b>Funding:</b>	
<b>Project Update:</b> <ul style="list-style-type: none"> <li>Rehabilitation project. Constructed in 2002.</li> <li>NOFA application submitted in 2018 – was not funded.</li> </ul>			

## VI. OLD BUSINESS

Presentations on Public Housing and Rental Assistance programs by Gary Calvert and Melanie Fletcher, respectively.



## VII. NEW BUSINESS

### **Presentation**

Annual FSS presentation with Housing Services staff Laura Araza and Vanessa Savage, along with FSS recipient DeVita Lee.

### **Metro Bond Update**

Washington County, along with the Cities of Beaverton and Hillsboro, continue to work with Metro for implementation of the Metro Bond funds. Please see the attached timeline and summary sheet of general information. Some things to note are:

- The Phase I projects are currently in progress. The Housing Authority's Phase I project is pending; the acquisition project in Aloha fell through.
- Draft implementation plans are due in March; final plans will be approved by Metro Council in June.
- The IGAs (Intergovernmental Agreements) should be in draft format sometime in March; plan to go the Board of Commissioners for Approval in June.
- Program roll out is early summer

For more up to date information, see the links below:

Link to Metro's Community Oversight Committee membership list:

<https://www.oregonmetro.gov/public-projects/regional-affordable-housing-bond/oversight-committee>

Link to Metro Bond Work Plan Approved by Metro Council:

<https://oregonmetro.legistar.com/View.ashx?M=F&ID=7008257&GUID=51E9BFA9-5355-4D08-9448-304288761156>

## VIII. RESOLUTIONS/ACTION ITEMS

N/A

## IX. ADJOURNMENT