



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



**Thursday, March 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:

**April 25, 2019**

<b>2019 HAC Schedule</b>
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**  
**March 28, 2019 at 9:00 A.M.**

**AGENDA**

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
  - A. February 28, 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. February 28, 2019 Minutes

**III. DISCUSSION**

**MEMBER UPDATES**

**IV. EXECUTIVE DIRECTOR’S REPORT**

Affordable housing continues to hold center stage in the metropolitan area and here in Washington County. Recently, I attended a retreat for the Board of County Commissioners (BOCC) where “stable” housing was one of the featured topics of conversation. The BOCC in 2019 and 2020 will be engaged in the Metro Bond process, the Public Housing Agency (PHA) Plan, as well as upcoming decisions about the HUD Section 18 disposition.

A site for Washington County’s Metro Bond Phase 1 project is still pending, and staff is well along on the draft of the Local Implementation Strategy (LIS). The LIS is expected to be approved by Board of County Commissioners in June, and then Metro Council in summer 2019. Both internal (Washington County staff) and external (with Beaverton, Hillsboro, Metro, and other agencies allocated bond funds) meetings continue to absorb a significant amount of staff time. Please see page 19 of this packet for our regular update on the Metro Bond.

For staffing, Assistant Director Joshua Crites started on March 11, 2019, and has hit the ground running. I am very much looking forward to the extra capacity his position will provide me and our department! Pending recruitments is a new Program Specialist to work on the Continuum of Care Programs.

Finally, the FY2019-2020 Budget process will continue for the next couple of months. We’ll have our annual HAWC budget report for the HAC review at the May meeting.

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  
January 2019

Cash Flow from Operations



For January FYTD, cash flow from Housing Authority operations of \$1,537,097 was favorable to budget by \$682,524 and favorable to the prior year by \$253,762.

**Section B** had positive cash flow from operations of \$68,608 which was \$59,530 favorable to budget, the positive variance from the budget is due to higher administrative percentage (4%) in the current year.

**Public Housing** had positive cash flow of \$402,001 which was \$360,059 favorable to budget. The positive variance is due to maintenance staff costs have been allocated to the Noodle House project, which was paid by the Department of Health and Human Services.

**Kaybern Terrace** cash flow of \$5,399 was \$1,496 unfavorable to budget and unfavorable to the prior year by \$2,518.

**Alma Park** had positive cash flow from operations of \$23,269, favorable to budget by \$20,918 and unfavorable to the prior year by \$9,392.

**Affordable Housing** had negative cash flow from operations of \$29,953, unfavorable to budget by \$27,844 and unfavorable to prior year by \$139,921. 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 \$1,013,144, favorable to budget by \$480,419 and unfavorable to the prior year by \$24,275. The favorable variance is primarily due to higher cash flow distribution from Quatema 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**  
*February 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	905	345	308	151	89	53	14	10	3	1	<b>1,879</b>
Average Days	1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394	1,394

<b>Wait List Based on Gender</b>			
Gender	Female	Male	Total
Total	1,307	572	<b>1,879</b>

<b>Wait List Based on Race</b>								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	40	48	459	21	1,102	114	95	<b>1,879</b>

<b>Wait List Based on Ethnicity</b>				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	295	1,584	0	<b>1,879</b>

<b>Wait List Based on HH Type</b>					
Type	Disabled	Elderly	Family	Other	Total
	597	223	753	306	<b>1,879</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*  
February 2019

		Vacant Units This Month	Vacancy Days This Month	Average Vacancy Days Per Unit This Month	Total Vacant Units (FY cumulative total)	Total Vacancy Days (FY cumulative total)	Total Average Vacancy Days Per Unit (FY cumulative total)
<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
February	2019	1	18	18.00	12	248	20.67



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 1,879 households on the waitlist for February (January report: 1,976).

b) Public Housing Average Vacancy Days: Average vacancy days for the month of February 2019 was at 18.0 (January – 33.0). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 20.7 days through February 2019. HUD rates 20 days or below as an “A”.

c) Occupancy Rates:  
Public Housing: February 97.6% (January report – 97.6%)  
Section 8: February 88.3% (January report – 88.2%)

We had 2,564 vouchers leased up in February (January report – 2,561). Our Annual Contributions Contract (ACC) is 2,903<sup>1</sup> vouchers, so we need to lease up 339 vouchers to reach our authorized capacity. (This includes 30 VASH, 45 Mainstream, and 208 allocated PBVs.)

HAWC issued 13 vouchers in January. There are 34 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 96.09%<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	3 hrs.	3 hrs.	24 hrs.
Routine WO’s	2.25 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: 97.3% (17 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): 97.5% (2 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:

- Landscaping services were performed at five (5) Public Housing units.
- Fire extinguisher (backflow testing) services were performed at one (1) Public Housing unit.
- Cleaning services were performed at two (2) Public Housing units.
- Flooring services were performed at one (1) Public Housing unit.
- Pest control services were performed at one (1) Public Housing unit.
- Reported 331 year-to-date non-emergency work orders have been completed in an average of 25.17 days.
- Reported 99% of 100 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:		3/20/2019								
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	11				
Bridge Meadows	Bridge Meadows Beaverton	Beaverton			8	8				
CPAH	Barcelona	Beaverton			8	8				
CPAH	Cornell and Murray	Beaverton			8					
CPAH	The Knoll*	Tigard	10	10					2	2
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>15</b>	<b>15</b>	<b>143</b>	<b>112</b>	<b>25</b>	<b>25</b>	<b>13</b>	<b>10</b>
	<b>Total Awarded:</b>		<b>196</b>							
	<b>Total Project-Based:</b>		<b>162</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: 73
  - 60 Section 8 participants
  - 13 Public Housing participants
- Total Escrow Balance: \$328,471.87
- Highest Escrow Balances:
  - \$27,760.87 Section 8
  - \$18,755.31 Public Housing

Program Update

- FSS is enrolling now from FSS waiting list.

**HCV PROGRAM UPDATE**

- Mainstream Vouchers (non-elderly/disabled) starting issuance in 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 in Beaverton, Hillsboro, Forest Grove, and Tigard, with unincorporated Washington County covered in the days that followed. The census includes “sheltered persons” who reside in shelter, transitional and safe haven housing on the night of January 23, and “unsheltered persons” living in places not meant for human habitation. Preliminary data reports a slight decrease with 502 people reported homeless in 2019 compared to 522 in 2018.

**SEVERE WEATHER SHELTER RESPONSE PLAN**

More than 600 adults and children received overnight shelter and meals at the eight shelter sites during the 4-months of operation. The shelter are serving many new faces which mirrors the data reported by the Tri-County Equitable Housing Strategy Plan that reports 16.9% of persons in Washington County are also served in either Multnomah or Clackamas counties. 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**

Construction change orders have increased the cost of the construction with a delay in construction completion/occupancy anticipated July 2019.

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

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

On March 13, the Metro Policy Advisory Committee (MPAC) received a presentation on the Tri-County Equitable Housing Strategy to Expand Supportive Housing for People Experiencing Chronic Homelessness. The plan’s goals recommend strategies in creating new resources, regional alignment and collaboration, and increased capacity to meet 10% implementation goal by 2022, of which 226 new units are needed in Washington County.

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

The U.S. Department of Housing and Urban Development (HUD) announced the registration period for Federal FY2019 grant competition. The Department of Housing Services received a debrief on the competitive application scores which included full points for prioritizing rapid rehousing and permanent supportive housing, the coordinated entry and project prioritizing for vulnerable populations, and housing first implementation. Areas for improvement include reducing the number of people that return to homelessness (recidivism), need to increase income, and improve the ranking and rating process which may include reallocating funds away from low-performing projects.

The Continuing Resolution 31 approved February 15, 2019, includes an increase in funding for McKinney-Vento programs.



	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	2.269 billion
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	\$280 million
County ESG Entitlement Formula Funds <sup>9</sup>	\$152,317	\$165,058	\$164,525	\$166,014	\$169,025	

**BUSINESS EXPO WEST: 4/4/2019**

The Homeless Plan Advisory Committee (HPAC) discussed the need for engaging with the business sector, and our newest member representing Intel coordinated an opportunity for the Department of Housing Services to host a table at the Business Expo West event on April 4 that will be focused on affordable housing. Staff will be present to address questions on the Metro Bond and opportunities within the county to partner with developers and contractors to create affordable housing. Details on the event can be found online at <https://besthq.net/business-expo-west>.

<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. H.J. Res. 31 approved February 15, 2019

<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 - 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 scheduled 2019 ordinances are:

- ◇ **2019 Ordinance Work Program**
  - Revise/update ADUs
  - Revise Cluster Housing Standards
  - Revise/Update Planned Development Open Space standards
  - Residential density bonus for affordable units in mixed/market developments plus other possible incentives



**Washington County Community Development Code (CDC): Changes in 2018**

Ordinance 832 - Portions of the Community Development Code (CDC) needed 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. **(Approved at the Sept. BOCC meeting.)**

Ordinance 841- The ordinance is an alternative land use review option for certain regulated affordable housing and amends 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 provides 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

**(Approved at the Sept. 18 BOCC meeting)**

Ordinance 842- proposed limited amendments to the CDC to facilitate development of housing. The ordinance amended 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 updated related parking standards. **(Approved at the Sept. 18 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			
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>Construction start: August 2018. Feb. 28 – 30% 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:</b> 264			
~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. Feb. 28 – 7% complete.</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:</b> 52		<b>Project Based Vouchers:</b> 8	
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.

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:** Under construction.

Cornelius Place (Cornelius)			
<b>Housing Units:</b> 45 (for seniors)		<b>Project Based Vouchers:</b> 11	
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:</b> 48		<b>Project Based Vouchers:</b> 23	
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:</b> 48		<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:</b> 44		<b>Project Based Vouchers:</b> 8	
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>			

## VI. OLD BUSINESS

- Sid Scott suggested inviting the Housing Authority Board of Directors to attend a HAC meeting at least once a year.
- The HAC decided to hold the June Housing Authority Committee meeting at 6:00 p.m. at Holly Tree Village in Beaverton.

## VII. NEW BUSINESS

### Presentations

Homelessness – Annette Evans

Housing Development – Shannon Wilson



### **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.
- Draft local implementation strategy (LIS) due date was moved to April 16 BOCC worksession; final plans are tentatively set for approval by Metro Council in June.
- The IGAs (Intergovernmental Agreements) are in draft format; plan to go the Board of Commissioners for approval in June.
- Program roll out is early summer
- Shannon Wilson gave a presentation about the Bond at a Mayor's meeting convened by the BOCC

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**