



HOUSING **A**DVISORY **C**OMMITTEE



**Thursday, May 28, 2020
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:

June 25

| 2020 HAC Schedule |
|--------------------------------------|
| Thursday, January 23 |
| Thursday, February 27 |
| Thursday, March 26 |
| Thursday, April 23 |
| Thursday, May 28 - Budget |
| Thursday, June 25 |
| Thursday, July 23 – No Meeting |
| Thursday, August 27 |
| Thursday, September 24 |
| Friday, October 16 - Retreat |
| Thursday, November 19 |
| Friday, December 11 or 18 - Luncheon |



**HOUSING ADVISORY COMMITTEE
Teleconference**

1-253-215-8782 Zoom Call-in Number

Conference ID: 232 315 3086

PW: 479810

May 28, 2020 at 9:00 A.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. March 26, 2020, Meeting Minutes
 - B. April 23, 2020, Meeting Minutes
 - C. May 8, 2020, Meeting Minutes (Real Estate Sub-Committee)
- III. DISCUSSION - ORAL COMMUNICATIONS and MEMBER UPDATES**
- IV. EXECUTIVE DIRECTOR’S REPORT**
- V. STAFF REPORTS**
 - A. Financial Statements
 - B. Housing Choice Voucher Program
 - C. Public Housing
 - D. Affordable Housing
 - E. Programs and Special Projects
 - F. Report on Homelessness
 - G. Housing Affordability/Development Initiatives
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. RESOLUTIONS/ACTION ITEMS**
- VIII. ADJOURNMENT**

(for questions contact Melisa Dailey at melisa_dailey@co.washington.or.us)



I. ROLL CALL

II. ACTION – APPROVAL OF MINUTES

March 26, 2020, Meeting Minutes

April 23, 2020, Meeting Minutes

May 8, 2020, Meeting Minutes (Real Estate Sub-Committee)

III. DISCUSSION

MEMBER UPDATES

IV. EXECUTIVE DIRECTOR’S REPORT

All Housing Authority staff are staying safe from COVID-19 so far. We are still running a scaled down operation – the lobby is closed to public, and between 30% to 50% of staff are working remotely on any given day. We have Occupancy Specialists and Managers in the office every day to process interim adjustments and keep up on annual certifications, as well as Finance Department staff in office due to Budget season. Similarly, HQS inspectors are only working on inspecting units for move-ins.

The County is looking to re-open under Phase I restrictions on June 1. Under Phase I, staff not from a high-risk group will return in phases and as needed to support in-person services; telework will be encouraged whenever it is possible; and strict physical distancing will be continued at the workplace.

HUD provided additional funding for both the HCV and public housing programs related to COVID-19. These dollars will be spent on items that will protect our staff and residents and increase our flexibility for remote work and social distancing. To keep our Public Housing and voucher clients apprised of how new COVID-19 legislation will affect them, visit the COVID-19 Updates page on the Housing Services website. HUD updates can be found here <https://www.hud.gov/coronavirus>.

The Metro regional effort to fund Permanent Supportive Housing (PSH) with Ballot measure 26-210 passed on May 19th. We look forward to collaborating with Washington County’s Health and Human Services and local non-profits to provide the wrap around services.

The Metro Bond NOFA applications were due May 26th; we anticipate funding five to eight affordable housing projects. The Metro Bond Phase I project in Tigard (81 units) is scheduled to begin construction this July. And, we will be hiring an Affordable Housing Development Coordinator to help us grow our work with the Metro Bond.

Please stay healthy, everyone.

Komi Kalevor
Director



V. STAFF REPORTS
A. Financial Statement
1. Financial Report to the Housing Advisory Committee
March 2020

<Please see separate FY2020-21 budget materials>



V. STAFF REPORTS
B. Housing Choice Vouchers
1. Section 8 Waiting List
April 2020

| Wait List Time Based on # of HH Members | | | | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------|
| # HH Members | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Total |
| #Families | 465 | 134 | 140 | 70 | 38 | 29 | 6 | 5 | 3 | 1 | 891 |
| Average Days | 1,822 | 1,822 | 1,822 | 1,822 | 1,822 | 1,822 | 1,822 | 1,822 | 1,822 | 1,822 | 1,822 |

| Wait List Based on Gender | | | |
|----------------------------------|--------|------|------------|
| Gender | Female | Male | Total |
| Total | 635 | 256 | 891 |

| Wait List Based on Race | | | | | | | | |
|--------------------------------|------------|-------|-------|-----------------|-------|----------|------|------------|
| Race | Am. Indian | Asian | Black | Native Hawaiian | White | Multiple | Unk. | Total |
| | 10 | 27 | 218 | 9 | 530 | 44 | 53 | 891 |

| Wait List Based on Ethnicity | | | | |
|-------------------------------------|----------|--------------|---------|------------|
| HH Ethnicity | Hispanic | Not Hispanic | Unknown | Total |
| | 151 | 737 | 3 | 891 |

| Wait List Based on HH Type | | | | | |
|-----------------------------------|----------|---------|--------|-------|------------|
| Type | Disabled | Elderly | Family | Other | Total |
| | 227 | 91 | 350 | 223 | 891 |

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



V. STAFF REPORTS
B. Housing Choice Vouchers
2. Operational Performance Measures
April 2020

Housing Choice Voucher

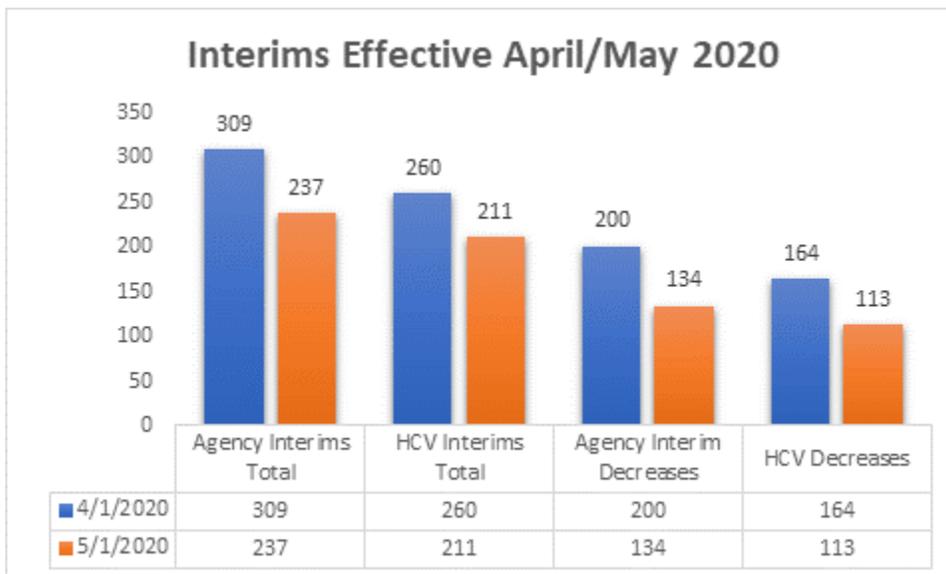
a) Wait List: HAWC’s waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 891 households on the waitlist for April (March 891).

b) Occupancy Rates:
 Section 8: April 91.30% (March report – 91.94%)

We had 2,696 vouchers leased up in April (March report – 2,715). Our Annual Contributions Contract (ACC) is 2,953¹ vouchers, so we need to lease up 257 vouchers to reach our authorized capacity.

HAWC issued 19 vouchers in March. There are 2 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 127.90%². Our goal of budget authority is 95% minimum.

HCV PROGRAM UPDATE



¹ Although the housing authority has 2,953 vouchers allocated, due to the utilization of funds (see footnote 2 below) HAWC cannot issue this many vouchers.

² The cumulative utilization of HAWC’s annual budget authority for 2018 was 97.7%. 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.



General Updates:

- **HCV Updates-** The team continues to **provide excellent customer service** and are processing many Interims to help families that have experienced a decrease in income. For April and May 2020 there have been 334 interim decreases. In an effort to reach out to our participants, the team has been making wellness calls to all participants on the voucher program. Thanks to Melisa and Jacob for pitching in on some calls and for Ron, Karl and Cheryl, for taking the bulk of calls off the Occupancy Specialists. To date, 52% of the calls are complete (1,140 out of 2,181).
 - **Admin Fees** – The Portability Administrative Fee Rate changes to \$51.98 effective 6/1/2020.
 - **Camp Rosebaum** – The Camp’s Board made the decision to cancel this year due to COVID-19. Letters will be sent and families can sign up for Camp Activities Backpacks.



V. STAFF REPORTS
C. Public Housing
1. Operational Performance Measures
April 2020

PUBLIC HOUSING

a) Public Housing Average Vacancy Days: Average vacancy days for the month of April 2020 was at 0 (March – 0). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 22.34 days through April 2020. HUD rates 20 days or below as an “A”.

b) Occupancy Rates:
Public Housing: April 98.8% (March report – 99.2%)

c) 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 February, 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 | 4.71 hrs. | 3 hrs. | 24 hrs. |
| Routine WO's | 15.69 days | 3 days | 25 days |

Work Orders

- Reported 1,189 year-to-date non-emergency work orders that have been completed in an average of 30.03 days.
- Reported 95% of 38 year-to-date emergency work orders completed within 24 hours.



V. STAFF REPORTS
C. Public Housing
2. Public Housing Average Vacancy Days
April 2020

TURNOVERS/UNIT TURNOVER TIME

- Maintenance completed zero (0) Public Housing Units due to no turnovers in April.
- For the 19-20 Fiscal Year, Unit Turnover Time was 268 non-exempt days and 17 Capital Improvement exempted days for twelve (12) turnovers averaging 22.34 days per unit.



V. STAFF REPORTS
D. Affordable Housing
April 2020

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: 95.1% (31 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): 94.8% (27 vacancies/524 units)
- c) Kaybern Terrace (managed by Infinity): 83.3% (2 vacancies/12 units)
- d) Aloha Park (managed by Infinity): 97.5% (2 vacancies/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.

HAWC PARTNERSHIP AFFORDABLE HOUSING PROJECTS

| | Project Name | City | St. | 1 BR | 2BR | 3 BR | 4 BR | Total Units | Year Completed |
|--------------|------------------------------------|--------------|-----|------|-----|------|------|-------------|----------------|
| 1 | Covey Run | Forest Grove | | | | 26 | 14 | 40 | 2001 |
| 2 | Gateway Commons | Hillsboro | | 18 | 51 | 44 | | 113 | 2004 |
| 3 | Quatama Crossing | Beaverton | | 222 | 423 | 66 | | 711 | 2006 |
| 4 | The Orchards at Orenco Station | Hillsboro | | 40 | 17 | | | 57 | 2015 |
| 5 | The Orchards at Orenco II Station | Hillsboro | | 44 | 14 | | | 58 | 2016 |
| 6 | The Orchards at Orenco III Station | Hillsboro | | | 33 | 19 | | 52 | 2018 |
| 7 | Sunset View Apartments | Beaverton | | 88 | 112 | 36 | | 236 | 2016 |
| 8 | The Fields | Tigard | | 128 | 104 | 32 | | 264 | TBD |
| 9 | Willow Creek Crossing | Hillsboro | 38 | 71 | 11 | | | 120 | 2020 |
| TOTAL | | - | 38 | 611 | 765 | 197 | 14 | 1,651 | |



V. STAFF REPORTS
E. 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.

Project-Based Vouchers

As of: 4/14/2020

| 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 | | | | |
| CDP | Tigard | Tigard | | | 8 | | | | 8 | |
| CPAH | Cedar Grove | Beaverton | | | 8 | | | | | |
| CPAH | The Knoll* | Tigard | 10 | 10 | | | | | 2 | 2 |
| CPAH | Red Rock Creek | Tigard | | | 24 | | | | | |
| LifeWorks NW | Tom Brewer House | Beaverton | | | | | 13 | 13 | | |
| Luke-Dorf | Housing TEAM / SAMHSA | Multiple Location | 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 | | | | |
| REACH CDC | The Mary Ann | Beaverton | | | 8 | | | | | |
| Totals: | | | 15 | 15 | 160 | 112 | 25 | 25 | 21 | 10 |
| Total Awarded: | | | 221 | | | | | | | |
| Total Project-Based: | | | 162 | | | | | | | |

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: 54
 - 40 Section 8 participants
 - 14 Public Housing participants
- Total Escrow Balance: \$412,228.06
- Highest Escrow Balances
 - \$33,722 Section 8
 - \$26,991 Public Housing

FSS Program Update

- FSS is recruiting from the FSS waitlist. The program has a capacity of 75 participants.



IV. REPORT OF SECRETARY
F. Report on Homelessness

April 2020

COVID-19 RESPONSE FOR UNHOUSED POPULATIONS

- Coronavirus (COVID-19) Response Plan. The Washington County Emergency Operation Center (EOC) opened on March 3 to address the coronavirus – also known as COVID-19 – public health emergency.
- On 3/17/2020 the Board of County Commissioners received a plan to address five-strategic areas of response as follows, with updates in *italics*:
 - 1) Sustain existing services and homeless response system.
 - 2) Enhance communication and provided education through outreach to homeless encampments.
 - 3) Identify locations and provide sanitation (e.g. handwashing stations and portable restrooms).
 - 4) Extend winter shelter capacity through 5/31/2020.
 - 5) Create a respite shelter/temporary housing for COVID+ and COVID symptomatic populations.
- The Washington County Office of Community Development and the cities of Beaverton and Hillsboro hosted consultation meetings with provider agencies to support the development of the CARES (Coronavirus Aid, Relief, and Economic Security Act) Act allocation plan for CDBG and ESG funds. The proposed allocation plan was presented to the Housing & Supportive Services Network (HSSN) on 5/6/2020 and will go to the Policy Advisory Board (PAB) for approval on 5/14/2020.
- On 5/7/2020 Governor Brown announced Phase 1 plan to begin reopening on 5/15/2020 and remain in Phase 1 for 21 days before moving on to Phase 2. Restrictions could be re-imposed if the County fails to meet contact tracing requirement, is COVID+ cases increase, or hospitals start to see a significant uptick in severe case. During this time, the County will need to demonstrate capacity to isolate people testing positive to COVID, to include access to non-congregate shelter in hotel/motel rooms.
- Please share the Symptom Checker as a tool to guide individuals in seeking medical attention and/or COVID testing <https://c19oregon.com/start>

PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES

- HereTogether coalition convened elected officials and providers across the tri-county regional to identify a regional approach with a new funding stream to address homelessness through supportive housing services. HereTogether partnered with Metro Council to refer a ballot measure to the May 19 Primary Election that would fund homeless services and housing stability resources. <https://heretogetheroregon.org/>
- Tri-County Equitable Housing Strategy to Expand Supportive Housing for People Experiencing Chronic Homelessness is being implemented through local and regional efforts. Jes Larson, Metro, is hosting a series of regional meetings with staff from each of the tri-county jurisdictions to address the service funds to support the



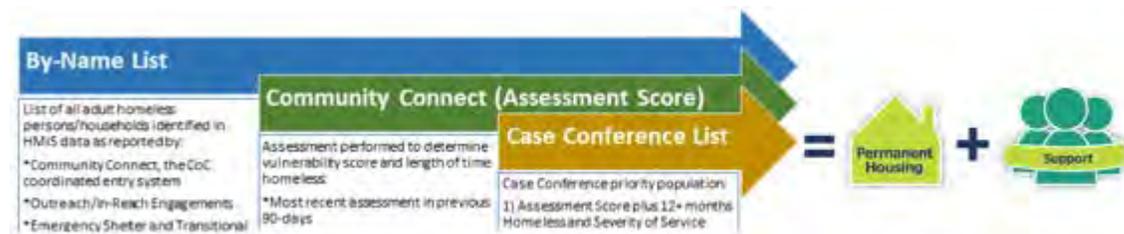
permanent supportive housing (PSH) activities outlined in the report and discussion on a regional emergency shelter application that will seek capital funds through a future notice of funding by the Oregon Housing & Community Services (OHCS).

<https://www.csh.org/resources/tri-county-equitable-housing-strategy-to-expand-supportive-housing-for-people-experiencing-chronic-homelessness/>

HOMELESS SYSTEM FUNDING, REPORTING AND ACTIVITIES

- **Built for Zero (BfZ)** is a national initiative aimed at ending chronic homelessness through a comprehensive list of persons and prioritizing the most vulnerable for housing. A By-Name Case Conferencing List is prepared using data extrapolated from HMIS that is prioritized by vulnerability/assessment score and length of time homelessness. The By-Name List will track inflow (new) and outflow (recently housed or no longer in the community) data on chronically homeless in our community.

Housing outcomes include: 12 households in March 2020, and 3 households in April 2020.



<https://www.co.washington.or.us/Housing/EndHomelessness/by-name-case-conferencing.cfm>

- **OHCS and the U.S. Department of Housing & Urban Development (HUD) convene statewide data sharing forum.** In recognition of the need for consistent and accurate data gathering and statewide reporting to inform policy choices regarding homelessness, SB 5512 Budget Note provides that OHCS will report on options to implement a statewide Homeless Management Information System (HMIS) that enables clear outcome tracking for homeless persons. A series of monthly stakeholder meetings will be held to collect best practices, assess current HMIS and technical infrastructure and develop a recommendation by the end of June 2020.



- Washington County Public Safety Levy funds \$900,000 annually to operate low-barrier family and youth shelters through a 5-year levy. Ballot Measure 34-296 will include a first-time increase from \$.42 cents per thousand to \$.47 cents per thousand. A component of the levy is to continue funding of the shelters, add housing and employment navigator positions to work across the shelter network, and provide short-term rent assistance to re-house survivors of domestic violence in a Sojourner's House program.
- Homeless Encampments continue to increase in number as the winter shelters close for the season. More than 500 households exited the shelters this winter with 2% exit to housing and the balance exit to the streets and living in vehicles. The number of people congregating in the campsites has increased with many sites reporting more than 10 homeless campers, and this creates a public health concern as physical distancing and sanitation measures are not begin followed. Washington County has convened a workgroup to develop alternatives to congregate camping to address this public health concern.



COMMUNITY ENGAGEMENT

- Emergency Shelter for Adult-only Households remains a significant gap with zero year-round beds for adults in Washington County. Brenda Durbin, Clackamas County, is convening representatives from Multnomah, Washington and Clackamas to discuss a regional application to OHCS in response to a capital funding notice anticipated in early 2020. Siting a shelter location is underway with review of public surplus property, discussion on expanding an existing shelter that will allow reprogramming of a family shelter, as well as review of property on the market that could be acquisitioned. [This initiative has been placed on hold due to the COVID-19 response.]



STAFF REPORTS

G. 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.

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 2020 Land Use & Transportation (LUT) Housing workplan is:

2020 Housing Affordability/Housing Bill (HB) 2001 Implementation

LUT will collaborate with Housing Services and Community Development departments to modify County regulations to encourage development of a greater variety of housing types and enhance housing affordability and ensure compliance with state law changes in HB 2001 and 2003. Options being explored in 2020 include:

- a) HB 2001/2003 Rulemaking Advisory Committee and TAC participation
- b) Density bonuses and other incentives for affordable housing
- c) Encouraging a greater variety of housing types, including smaller housing types and alternative arrangements (e.g., cottage or cluster housing, micro-housing, tiny houses)
- d) Considering possible Community Development Code (CDC) changes to allow affordable multifamily uses in the Institutional land use district
- e) Middle housing CDC cleanup (Phase I)

HOUSING DEVELOPMENT PROJECTS

Project Status: Project nearly complete; lease-up starting.

| | | | |
|---|---------------------------|---|--------|
| Fields Apartments (Tigard) | | | |
| Retail | Housing Units: 264 | | |
| ~100,000 SF GFA | 128 1BR | 104 2BR | 32 3BR |
| Ownership: Partnership of Housing Authority/DBG | | Total Project Costs: \$60.4M | |
| | | Funding: \$9.8M LIFT; LIHTC; Conduit Bonds | |
| Project Update: | | | |
| <ul style="list-style-type: none"> • Construction start: August 2018. April 30, 2020 – 90% complete. | | | |



Project Status: Finance closing in June 2020.

| CDP Metro Bond Project (Tigard) | | | |
|--|--------|--------------------------------------|-------------------------|
| Housing Units: 81 | | Project Based Vouchers: 8 | VASH Vouchers: 8 |
| 0 Studio | 26 1BR | 45 2BR | 10 3BR |
| Ownership: Partnership of Housing Authority/CDP | | Total Project Costs: \$32.9M | |
| | | Funding: Metro Bond; 4% LIHTC | |
| Project Update: | | | |
| <ul style="list-style-type: none"> Received final approval from the BOCC on April 7, 2020, and Metro on May 5, 2020. Planning a video to celebrate groundbreaking in lieu of an in-person event 4% tax LIHTC application submitted September 2019 Concept endorsement from Metro approved in July 2019 | | | |

Project Status: To be released in RFP to local non-profits.

| SW 170 th & Rosa (Aloha) | |
|--|--------------------------------|
| 4 Units Workforce Housing | |
| Ownership: Washington County | Total Project Costs: \$ |
| Project Update: | |
| <ul style="list-style-type: none"> Property is Washington County surplus land Goal is for Housing Authority to acquire this property in 2020 4 R-5 lots Single Family. May look at higher density; Unit size/type/development costs unknown Target 80% MFI | |

Partner Development Projects

Project Status: Under construction.

| Red Rock Creek Commons (Tigard) | | | |
|--|--------|--------------------------------------|-------|
| Housing Units: 48 | | Project Based Vouchers: 24 | |
| 0 Studio | 48 1BR | 0 2BR | 0 3BR |
| Ownership: CPAH | | Total Project Costs: \$18.4 | |
| | | Funding: LIFT; 4% LIHTC; HPOF | |
| Project Update: | | | |
| <ul style="list-style-type: none"> Successful in receiving LIFT award from OHCS. Also uses 4% tax credits. All units are for <50% AML; 24 units are for mental health housing in partnership with Luke-Dorf | | | |

Project Status: Project mostly complete.

| Montebello (Hillsboro) | | | |
|--|--------|-----------------------------|-------|
| Housing Units: 48 | | | |
| 0 Studio | 24 2BR | 21 3BR | 3 4BR |
| Ownership: Bienestar | | Total Project Costs: | |
| | | Funding: | |
| Project Update: | | | |
| <ul style="list-style-type: none"> Construction is 99.5% complete Rehabilitation project. Constructed in 1989. | | | |

Project Status: Under construction.

| Cedar Grove (Beaverton) | | | |
|---|--------|--------------------------------------|-------|
| Housing Units: 44 | | Project Based Vouchers: 8 | |
| 4 Studio | 26 1BR | 7 2BR | 7 3BR |
| Ownership: CPAH | | Total Project Costs: \$15.7M | |
| | | Funding: 9% LIHTC, HOME, GHAP | |
| Project Update: | | | |
| <ul style="list-style-type: none"> Successful 9% NOFA application in August 2018 Washington County property | | | |



VI. OLD BUSINESS

VII. NEW BUSINESS

Metro Bond Updates

- 1) Community Engagement Update (Katie Warden)
- 2) Washington County, along with the Cities of Beaverton and Hillsboro, continue to work with Metro for implementation of the Metro Bond funds. Some things to note are:
 - The Housing Authority had an AmeriCorps VISTA member, Katie Warden, join the team in March. Since beginning her year of service, Katie has been meeting remotely with a variety of community-based organizations to expand community engagement work for affordable housing developments in Washington County that will receive funding from the Metro Bond.
 - The Phase I projects are currently in process. The County's Phase I project received final approval from Metro in May. Closing is scheduled for June 25th with construction start in July. The Housing Authority is also involved in the project as a co-general partner and a special limited partner.
 - Washington County's NOFA was released on March 16th; after a two-week extension from the original deadline, submission were due May 26th. Proposals are subject to staff threshold review, third-party financial feasibility analysis and recommendation for approval by the Ad Hoc Evaluation Committee. The Washington County Board of Commissioners considers the approval of the recommendation of the Ad Hoc Evaluation Committee. Metro also reviews and provides a Concept Endorsement to selected projects.
 - Recruitment is ongoing for an Affordable Housing Development Coordinator to assist with Metro Bond implementation as well as other development work in the department. The County received 28 applications for this position.

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

Link to Washington County's Bond website:

<https://www.co.washington.or.us/Housing/AffordableHousingBond/index.cfm>

Link to Washington County's March 2020 NOFA:

<https://www.co.washington.or.us/Housing/AffordableHousingBond/funding-announcements.cfm>

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

HAWC BUDGET PRESENTATION

Staff will present the FY2020-21 budget for recommendation to the Housing Authority Board of Directors (HABOD) at the June 16 meeting. Staff will present a general overview of the budget document and answer questions from HAC members. HAWC would like the HAC to make a motion to recommend approval of the budget by the HABOD at its June meeting.

MOTION REQUIRED: Approve FY2020-21 HAWC budget for submission to the Housing Authority Board of Directors.

IX. ADJOURNMENT