



HOUSING ADVISORY COMMITTEE

MEETING AGENDA AND INFORMATION PACKET

THURSDAY, November 16, 2023 • 9:00 am – 11:00 am

Olympic Conference Room: 161 NW Adams Ave. 2nd Floor, Hillsboro, OR 97124
and

Zoom Webinar ID: 815 5483 5905 PW: 173720

Call-in number: 1 253-215-8782

OUR MISSION

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

OUR 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

OUR 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.



AGENDA

THURSDAY, November 16, 2023 • 9:00 am – 11:00 am

Olympic Conference Room: 161 NW Adams Ave. 2nd Floor, Hillsboro, OR 97124

Zoom Webinar ID: 892 7558 8004 PW: 087757

Call-in number: 1 253-215-8782

- I. MEETING CALLED TO ORDER
- II. PUBLIC COMMENTS – ATTENDEES (INCLUDING ONLINE GUESTS)
- III. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES/ROLL CALL
- IV. ACTION – APPROVAL OF MINUTES
 - A. September 28, 2023 **9:15 A.M.**
- V. EXECUTIVE DIRECTOR’S REPORT
 - A. Introduction of Molly Rogers
 - B. Executive Director Report..... Page 3 **9:20 A.M.**
- VI. RESOLUTIONS / ACTION ITEMS
 - A. Vote to Approve Date & Time for December Luncheon Page 4 **9:35 A.M.**
 - B. Vote to Approve the 2024 Housing Advisory Committee Meeting Schedule Page 4 **9:40 A.M.**
 - C. Elections & Nominations: Vote to Approve the 2024 HAC Chair & Vice Chair Page 4 **9:45 A.M.**
- VII. ONGOING BUSINESS
 - N/A
- VIII. NEW BUSINESS
 - A. 2023 Housing Forum Debrief Page 4 **9:55 A.M.**
- IX. DEPARTMENT UPDATES AND Q&A
 - A. Homeless Services: “One Governance” Transition Update Page 6 **10:15 A.M.**
 - B. Additional Updates (See Department Written Reports) Page 11
- X. MEMBER COMMUNITY UPDATE..... Page 14 **10:40 A.M.**
- XI. MOTION TO ADJOURN **11:00 A.M.**

2023 HAC MEETING SCHEDULE	
Thursday, January 20 – <i>(Rescheduled 2022 Forum)</i>	<i>[No July Meeting]</i>
Thursday, February 23	Thursday, August 24
Thursday, March 23	Thursday, September 28
Thursday, April 27	Friday, November 3 – <i>Forum</i>
Thursday, May 25 – <i>Budget Review</i>	Thursday, November 16
Thursday, June 22	Friday, December TBD – <i>Luncheon</i>



V. EXECUTIVE DIRECTOR'S REPORT

Public Waitlist

From 9am on September 20th, 2023, to 5pm on September 26th, 2023, the Housing Authority of Washington County opened its public housing waitlist for the first time in over three years. 900 total available slots for two, three, and four-bedroom units (300 slots per bedroom size) will be offered to selected qualifying families that applied during the open waitlist time frame. Approximately 2000 applications were received during the open window, and a lottery will be held in mid-November to determine which applicants will be selected to be added to the list.

New Executive Director

On Monday, October 9th, Washington County's newly appointed Housing Executive Director, Molly Rogers, began her first official day with the county. Molly was selected at the conclusion of an extensive nationwide recruitment beginning in April 2023 and culminating in a series of final interviews and a staff and community forum event held in August 2023. Molly's most recent role was as the Interim Director of the Portland Housing Bureau, where she had been their deputy director since 2019. With over 20 years of affordable housing leadership under her belt, Molly brings a depth of experience in leading a department and teams, as well as significant subject matter expertise in many areas of housing and homelessness.

Year-round Shelter Construction Begins in Beaverton

Washington County, the City of Beaverton, Metro, state and federal representatives, and other community leaders gathered on Friday, November 3rd, to mark the beginning of construction on the city's first permanent emergency shelter. The shelter will include space for 60 guests, three meals a day, showers, laundry, clinic space, and supportive services on a 24/7, 365-day basis. Once open, the site will add much needed capacity to Washington County's growing shelter program, which currently offers more than 400 beds county-wide. At 12,000-square-feet, the property located at 11380 SW Beaverton Hillsdale Highway is situated in an established business area, centrally located near transit, and within walking distance to groceries, social service agencies, and employment opportunities. The shelter was made possible thanks to the availability of new funding sources for shelter acquisition and operations through \$5 million from the voter-approved Supportive Housing Services measure. Open Door HousingWorks was selected to operate the shelter, after a competitive process, through a contract with Washington County. They have over thirty years of experience providing shelter services and were selected for their trauma informed approach to staffing, neighborhood relations, and coordinated care services that will provide stability and a link to housing for residents of the shelter when it opens.

2023 Annual Housing Forum

On Friday, November 3rd, Washington County's Housing Services department held its annual Housing Forum from 9am to 12pm (noon) at the Westside Commons Event and Conference Center in Hillsboro. The forum saw speeches from Washington County Board Chair: Kathryn Harrington, Washington County Housing Services Executive Director: Molly Rogers, Washington County Housing Services Assistant Director of Homeless Services: Jes Larson, and from the two keynote speakers: Hanif Fazal and Senator Kayse Jama. In addition to the speeches made by our speakers, parts of the forum were dedicated to having table conversations with our community members that attended, with each table having their own discussion on questions posed to them relating to the speeches from each keynote speakers. The entire housing forum was live streamed on the County's YouTube page and can still be viewed [here](#) for anyone who may have missed it. Tualatin Valley Community Television (TVCTV) will air reruns of a shortened version of the forum on their channel(s) beginning this month.



Alongside Apartments Grand Opening

On Thursday, Nov. 9, the grand opening of the Alongside Senior Apartments was held. Situated in the City of Tigard, next to the Tigard Senior Center and Fanno Creek natural area, Alongside is a state-of-the-art housing community that will provide 57 affordable homes to seniors. It dedicates 40% of its units to serving extremely low-income residents, income at 30% or less of the Area Median Income (AMI) with federal project based rental assistance. The remaining 60% will serve very low-income residents, earning less than 60% of AMI, with an additional rent buydown by using a state tax credit. The project, developed by Northwest Housing Alternatives (NHA) and designed by SERA Architects, was constructed by Walsh Construction with a sustainable Earth Advantage Multifamily Certification. It was built with a focus on walkability and public transportation, and is located within walking distance of TriMet, Tigard Public Library and Universal Plaza. The development includes amenities such as fully equipped kitchens, walk-in closets, air conditioning, and community features like outdoor spaces, meeting rooms and laundry facilities. Financial contributors for the property include Washington County through their allocation of the voter-approved Metro Affordable Housing Bond, the City of Tigard, Metro's Transit-Oriented Development program, Oregon Housing and Community Services, Enterprise Community Partners, and Umpqua Bank.

Thank you for your interest and dedication to affordable housing in Washington County!

Molly Rogers
Executive Director



VI. RESOLUTIONS/ACTION ITEMS

A. Vote to Approve Date & Time for December Luncheon

Every year in December the Housing Advisory Committee meets for an annual luncheon, instead of a traditional meeting, as part of an appreciation for the time and commitment the members make to the County throughout the year. This year, the annual luncheon will be held at:

MiNGO
12600 SW Crescent St.
Beaverton, OR 97005

Members will vote to approve the date and time for this year’s luncheon, updating the calendar information from “TBD”. The date and time options for the 2024 luncheon are:

- 1. Friday, December 15th at 11:30-1:30pm and
- 2. Wednesday, December 20th at 11:30am-1:30pm

B. Vote to Approve the 2024 Housing Advisory Committee Meeting Schedule

Members will vote to approve the proposed meeting dates below. Standard meeting dates are the fourth Thursday of each month, with exceptions in July, October, November, and December. In July the meeting is cancelled for summer vacations; in October the Annual Housing Forum is held on a Friday; in November the meeting moves to the third Thursday due to the Thanksgiving holiday; and in December the regular meeting is replaced by the annual luncheon.

Proposed meeting dates for 2023 are as follows:

2024 HAC MEETING SCHEDULE	
Thursday, January 25	<i>[No July Meeting]</i>
Thursday, February 22	Thursday, August 22
Thursday, March 28	Thursday, September 26
Thursday, April 25	Friday, October (TBD) – <i>Forum</i>
Thursday, May 23 – <i>Budget Review</i>	Thursday, November 21
Thursday, June 27	December TBD – <i>Luncheon</i>

C. Elections & Nominations: Vote to Approve the 2024 HAC Chair & Vice Chair

Members will vote to approve the Chair and Vice Chair members for the 2024 Housing Advisory Committee meetings. A period of time before the vote will be held for any nominations that members may have.

Current Chair: Renee Brouse

Nominated Chair: _____

Current Vice Chair: Melinda Bell

Nominated Vice Chair: _____



VII. ONGOING BUSINESS

N/A

VIII. NEW BUSINESS

A. 2023 Housing Forum Debrief

This year's Annual Housing Forum was held on Friday, November 3rd in-person at the Westside Commons Event and Conference Center in Hillsboro, and livestreamed online via the County's YouTube page. This is the first time, since the COVID-19 pandemic, that the Housing Authority has held the annual forum with a largely in-person attendance in mind. The forum saw approximately 55 people (plus event crew members) attend in-person, and approximately 45 people attend virtually through the County's livestream; this meets the County's internal goal of an approximate 100 person audience.

In an effort to continually improve and grow this annual event, the County would like to hear feedback from the Housing Advisory Committee members on how they viewed the event and suggest any changes they would like to potentially see in future events. The Housing Department is currently working on new methods for organizing and implementing this annual event, and plans on bringing information to the Housing Advisory Committee sooner in the year than in previous years. If you attended the event and have not already provided feedback via the QR code provided on the program, please use the QR code below and submit a response to the four question review form.





IX. DEPARTMENT UPDATES

A. Homeless Services Updates

Homeless Services completed and submitted the Supportive Housing Services Annual report, which details all the incredible work and outcomes from FY 22-23, found [here](#). Some exciting highlights from the report include doubling the year-round shelter capacity, exceeding the goal for Permanent Supportive Housing placements, and helping 2,522 individuals overall through the growing homelessness response system.

Washington County’s application for \$5,087,526 or HUD Continuum of Care funding was submitted on September 26. The application included renewals for existing programs, as well as bonus funding for a new project that would be a collaborative Permanent Supportive Housing program matching permanent housing vouchers with Intensive Case Management Services through Health Share and Washington County Behavioral Health.

Project Name	HUD Request
Intensive Services Housing Program, 19 Units	\$364,447

Temporary shelter capacity continues to come online, with the Cornelius Safe Rest Village open with 30 pods, and the Hillsboro Safe Rest Village scheduled to open in early December with an additional 30. The Aloha Safe Rest Village opening has been delayed due to supply chain issues with the pallet homes, and is tentatively scheduled to open in early 2024. These two sites are funded through the Governor’s Executive Order, and with the second site opening early next year, the county is on track to meet the EO shelter goals. Permanent shelter site construction also continues to make progress, with the Beaverton site starting construction this week, and the Tigard site scheduled to start construction in December. Those two sites will bring 120 beds to the shelter system and should be online by fall 2024.

Washington County continues to see significant progress in addressing unsheltered homelessness and increasing jurisdictional and street outreach provider coordination through LC3 efforts. In quarter one, LC3 convenings wrapped up for both Tigard and Forest Grove after assisting 70 unsheltered households with accessing shelter, 35 households were connected to housing programs and remain engaged, and nine households obtained stable housing. As a next step in LC3 efforts, convenings are underway for partners serving unsheltered community members in Hillsboro and Beaverton. The Homeless Services Division expects to see equally promising outcomes as LC3 convenings continue to meaningfully address unsheltered homelessness across Washington County.

Program outcomes

Permanent Supportive Housing provides households with a disabling condition and have experienced prolonged homelessness with intensive case management services and long-term/permanent Rent Assistance to ensure permanent housing stability. Once placed in housing, case managers continue to provide wrap around supports for as long as needed.



Housing Case Management Services – Permanent Supportive Housing – As of 11/1/23	
Enrolled in PSH program, working with a case manager	1,1338 households
HCMS Households Housed	943 households
Shelter Plus Care (SPC) Households Housed	180 households
Households enrolled and seeking housing with an RLRA or SPC voucher	189 households
Eligible and waiting for PSH program enrollment	577 households

Rapid Rehousing provides 2-24 months of rent assistance with supportive housing case management services for households who need temporary support to end their homelessness while working towards independent financial and housing stability.

Rapid Rehousing - As of 11/1/23	
Enrolled in RRH program, working with a case manager	475 households
SHS RRH households housed	263 household
CoC RRH households housed	65 Households
Eligible and waiting for RRH program	988 households

Homeless Prevention & Diversion supports families to maintain existing housing through immediate and short-term financial assistance to prevent an episode of homelessness or divert a household from entering shelter or a housing assistance program.

Homelessness Prevention - 7/1/2023 to 11/1/2023	
Eviction Prevention Assistance	546 households
Eviction Prevention Applications Pending	37 Households



B. Additional Department Updates

1. Public Housing

Public Housing

Program	Units	Occupancy Rates			
		Jun - 23	Jul - 23	Aug - 23	Sep - 23
Public Housing	244	98.4%	98.4%	98.4%	98.8%

Average Vacancy Days

HAWC closed September with an occupancy rate of 98.8%. Two units were leased in September bringing the average YTD vacancy period to 32 days.

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. HUD standard for completion time on emergency work orders is 24 hours; and 25 days for routine work orders. HAWC’s goal is 3 hours for emergency work orders and 3 days on routine work orders. For May, the average maintenance response time for emergency and routine work orders was:

Work Order Performance				Waitlist			
Emergency W/O	Sep - 23			1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	Avg. Time	Routine W/O	Avg. Time				
6	4.5 hours	204	17.2 days	689	199	11	21

Affordable Housing

HAWC owns and operates affordable properties included in financial reports under Affordable Housing, Bond Portfolio, and Specialty Housing.

Occupancy Rates	
	Sep - 23
AHP4 (332 units)	70%
Bond Portfolio (297 units)	91%
Specialty Housing Portfolio (13 units)	76.9%
Valfre at Avenida 26 (36 units)	89%



HAWC Partnership Affordable Projects

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

Note #1: Cascade Housing Inc., the development partner, has sold Covey Run and is in the process of selling Gateway Commons. Affordability covenants are unaffected.

Portfolio Rehab

Bonita Villa (96 units): There are four buildings at the property labeled A – D. Buildings A, D and C have been completed and turned over. Renovation work on Building B is in progress.

The Ridge at Bull Mountain (96 units): There are 12 buildings at the property labeled A – L. All buildings are re-occupied with minor site work remaining.

Aloha Park (80 units): There are seven buildings at the property labeled 1 –7. All buildings are occupied except for Building 4 which is undergoing repairs from the fire loss in October of 2022.

Villager (36 units): The property has 9 buildings labeled A – I. Buildings C through I (7 total) are complete with work scheduled to be complete in the remaining two buildings (A and B) by mid-November.

Parkside (24 units): The property has 3 buildings labeled 1 – 3. Buildings 2 and 3 are complete. Building 1 is in progress.



2. Development

On November 7, 2023 the Housing Authority of Washington County authorized the Executive Director to HAWC move forward with closing on the second planned phase of the portfolio rehab, HAWC AHP Phase II. The Project scope includes full rehabilitation of five properties currently in the HAWC portfolio, consisting of 260 units serving approximately 469 residents and creating 195 family wage jobs. The scope of work includes replacement of interior fixtures, addressing major building life/safety concerns, upgrading units and site walkways to meet ADA compliance, providing energy efficiency upgrades, implementing water intrusion mitigation, and major building systems replacement. This work will position the properties for long-term sustainability and create valuable community assets.

Alongside is the fifth Metro Housing Bond project in Washington County to complete construction and will host a grand opening celebration on Thursday November 9. Alongside, will provide senior apartments located on City of Tigard land directly adjacent to the Tigard Senior Center, Fanno Creek natural area, Tigard City Hall and within easy walking distance of public transit, the Tigard Public Library, and the newly opened Universal Plaza. The project was developed by Northwest Housing Alternatives (NHA) and funded with the County's portion of regional affordable housing bonds, and a grant from the County's Housing Production Opportunity Fund. The 57-unit project includes 40% of its units serving 30% Area Median Income (AMI) or below residents primarily by using federal project-based vouchers issued by the Housing Authority of Washington County. The remaining 60% of units serve 60% AMI or below with additional rent buydown by utilizing Oregon Affordable Housing Tax Credits (OAHTC). The apartment homes come with fully equipped kitchens, dishwashers, walk-in closets, and air-conditioning. The project includes community outdoor space, a lounge with fireplace and a community room with a teaching kitchen. Other amenities include a private meeting room, on-site laundry facilities, covered outdoor seating areas, and The Nook - an enclosed roof top amenity space for residents.

BRIDGE Housing has renamed their Goldcrest project in South Cooper Mountain to "Altura". Altura, meaning 'height' in Spanish, speaks to the essence of South Cooper Mountain, an area that provides limitless possibilities to its residents." Designed by Salazar Architecture with Colas Construction, Altura will provide apartment homes for 75 families between 30% and 60% of AMI. Planned ground floor common spaces include a community room with shared kitchen, onsite management and services offices, laundry rooms on each level, secure indoor bike parking, and two elevators that provide both convenience and universal design accessibility. Onsite resident services will be provided by Hacienda CDC and Goldcrest is targeting Earth Advantage Platinum certification.

On October 30, 2023 Metro provided concept endorsement for Woodland Hearth, which is sponsored by Community Partners for Affordable Housing. The project was selected for Metro Housing Bond funding in a competitive NOFA solicitation in February 2023, and this summer the project was awarded Permanent Supportive Housing (PSH) funding through Oregon Housing and Community Services. The 62-unit project in Tigard will provide 22 PSH units and 40 family-sized units. This project is the 11th project to receive committed funding from Metro for Washington County's Implementation Jurisdiction, and will result in 872 units being delivered, which exceeds the County's goal established in its Local Implementation Strategy of 814 units. In addition, unit goals for family-sized units, deeply affordable units for people making 30% or less of Area Median Income, and PSH will all be exceeded. The project will begin construction in April 2024.



This funding success belies substantial challenges facing the affordable housing industry both at the local and national level. Rising interest rates are substantially impacting projects under construction due to variable interest rate construction loans, insurance premium rates continue to climb substantially, and material good shortages, especially electrical switch-gear equipment, require substantial development team coordination to limit construction delays. The primary funding of affordable housing, 4% Low Income Housing Tax Credits, are constrained by available Private Activity Bonds (PAB). Oregon Housing and Community Services (OHCS) estimates twice the requested PAB as available capacity in 2024. Housing staff are closely coordinating with development teams as they navigate these issues during construction and continue to advocate at a state and national level for priority of affordable housing PAB funding generally, and Washington County dedicated funding specifically for affordable housing.

3. Rental Assistance

The Rental Assistance Division had three representatives at the 2023 NAHRO Annual Conference, hosted in New Orleans at the beginning of October. The HCV administrative plans have been posted to the website and went to the board on 11/7/2023 for consent approval. The final phase in Tiered Rent letters were mailed for the last enrollment sessions for current HCV participants. The effective date is February 2024 and sessions take place at the beginning of November.

HUD Programs				
HUDA Allocated Units	ACC	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Housing Choice Voucher (HCV)	2,732	2,458	\$2,749,581.00	\$1,118.83
Veterans Affairs Supportive Housing (VASH)	247	213	\$213,950.00	\$1,004.46
Foster Youth Initiative (FYI)	16	13	\$18,428.00	\$1,417.54
Subtotal	2,995	2,684	\$2,981,959.00	\$1,111.01
HUD Special Purpose Vouchers				
	ACC	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Mainstream Vouchers	208	135	\$171,809.00	\$1,272.88
Emergency Housing Voucher (EHV)	89	86	\$109,541.00	\$1,273.73
Subtotal	297	221	\$281,350.00	\$1,273.08
HUD Total	3,292	2,905	\$3,263,309.00	\$1,123.34

Regional and Referral Based Awards				
	Target Households	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Regional Long-Term Rental Assistance (RLRA)	800	924	\$1,583,097.00	\$1,891.86
SHS Rapid Rehousing (SHSRRH)	400	288	\$488,197.00	\$1,830.08
Subtotal	1,200	1,210	\$2,029,294.00	\$1,877.10
Agency Total	4,492	4,115	\$5,292,603.00	\$1,286.17



Utilization for HCV, VASH, and FYI:

Vouchers and Awards Leased Up											
HUD											
	HUD			VASH			FYI			All	
	ACC	#	%	ACC	#	%	ACC	#	%	#	%
Dec-22	2,732	2,514	92.02%	247	161	65.18%	7	9	128.57%	2,684	89.89%
Jan-23	2,732	2,520	92.24%▼	247	166	67.21%▲	7	9	128.57%	2,695	90.25%▲
Feb-23	2,732	2,524	92.39%▲	247	170	68.83%▲	7	7	100.00%▼	2,701	90.46%▲
Mar-23	2,732	2,535	92.79%▲	247	173	70.04%▲	16	7	43.75%▼	2,715	90.65%▲
Apr-23	2,732	2,542	93.05%▲	247	173	70.04%	16	6	37.50%▼	2,721	90.85%▲
May-23	2,732	2,550	93.34%▲	247	185	74.90%▲	16	9	56.25%▲	2,744	91.62%▲
Jun-23	2,732	2,547	93.23%▼	247	200	80.97%▲	16	9	56.25%	2,756	92.02%▲
Jul-23	2,732	2,556	93.56%▲	247	204	82.59%▲	16	11	68.75%▲	2,771	92.52%▲
Aug-23	2,732	2,559	93.67%▲	247	209	84.62%▲	16	13	81.25%▲	2,781	92.85%▲
Sep-23	2,732	2,564	93.85%▲	247	210	85.02%▲	16	14	87.50%▲	2,788	93.09%▲
Oct-23	2,732	2,566	93.92%▲	247	213	86.23%▲	16	14	87.50%	2,793	93.26%▲
Grand Total	27,320	25,463	93.20%	2,470	1,903	77.04%	142	99	69.72%	27,465	91.76%

*Grand total percentages are calculated as the number of units leased up over the annualized ACC/Allocation for each program.

New Admissions by Race and Ethnicity

Washington County Housing Services Department
Rental Assistance Division

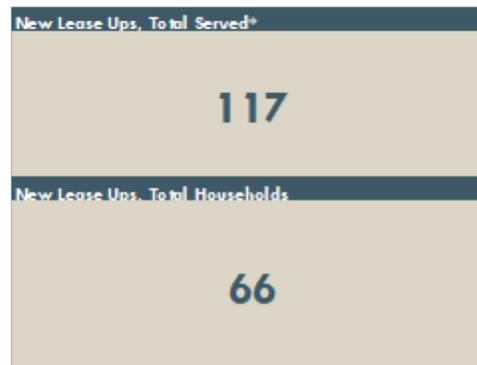
October 2023

Demographics shown for all new lease-ups across all Rental Assistance Division Programs.

New Lease Up Participants by Race		
Race	Count	%
American Indian	0	0%
Asian	2	2%
Black	29	25%
Missing race	1	1%
Multiple	4	3%
Pacific Islander	2	2%
White	79	68%
Grand Total	117	100%

New Lease Up Participants by Ethnicity		
Ethnicity	Count	%
Hispanic or Latina/o/e	28	24%
Not Hispanic or Latina/o/e	88	75%
x-missing ethnicity	1	1%
Total	117	100%

New Lease Up Participants by Race and Ethnicity, Combined		
Hispanic or Latina/o/e	Count	%
American Indian	0	0%
Black	3	3%
Missing Race	1	1%
Multiple	1	1%
White	23	20%
Not Hispanic or Latina/o/e	Count	%
American Indian	0	0%
Asian	2	2%
Black	26	22%
Missing Race	0	0%
Multiple	2	2%
Pacific Islander	2	2%
White	56	48%
Grand Total	116	100%



*All household members



Family Self Sufficiency
Washington County Housing Services Department
Rental Assistance Division

October 2023

Participating Households	
Housing Choice Vouchers	55
Public Housing	10
VASH	2
Mainstream	3
FYI	6
Total Participating Households	76

Escrow Balances	
Households with Escrow Balance > \$0	43 (57%)
Total Escrow Balance	\$388,440
Highest Escrow Balance	\$31,545
Average Escrow Balance	\$5,111

Monthly Escrow	
Households Accumulating Monthly Escrow	27 (36%)
Total Monthly Escrow	\$16,390
Highest Monthly Escrow	\$1,255
Average Monthly Escrow	\$216

Average Increase in Annual Earned Income	
Households showing increase in Annual Earned Income	33 (43%)
Total Increase in Annual Earned Income	\$1,011,657
Highest Increase in Annual Earned Income	\$81,718
Average Increase in Annual Earned Income	\$13,311

4. Finance

The department has finished its rigorous recruitment effort for the Assistant Director of Finance, formerly known as the Controller, and is happy to announce that Michael Clark is the departments new Assistant Director of Finance beginning on Tuesday, November 14th. Recruitment for this position began in early August, directly following the conclusion of the final interviews for the Executive Director position. The Finance Assistant Director position had been vacant since the departure of Amy Mettler earlier this year.

Michael previously joined Washington County in the Housing Services Department and Housing Authority during 2018. His career with Washington County includes one year in Housing Services/Housing Authority, six months in Finance, and four years with Cooperative Library Services. Prior to joining Washington County, he spent several years at the City of Portland, Portland State University, Oregon Health & Science University, and the State of Oregon.



Michael has a bachelor's degree in accounting and management information systems from Oregon Institute of Technology, a graduate certificate in public management from Portland State University, a master's degree in international business from Pepperdine University, a master's degree in business administration from Tecnologico de Monterrey, and a master's degree in library science from Southern Connecticut State University. Michael enjoys learning, teaching accounting, and visiting family in Southern Oregon.

X. MEMBER COMMUNITY UPDATES

This portion of the agenda is intended to allow committee members to bring up questions or discussions regarding any housing or homelessness matters that they have within their community, and to provide a grounded discourse on the current housing related matters that the public sees and interacts with on a regular basis within the different communities in Washington County. Members may also share any insights, programs, or initiatives that they or their organization may be working on in the community to bring more awareness and support to the matter, or to receive feedback from the other committee members or members of the public in the meeting attendance.