



# HAC Asset Management Update AHP4 Progress

Housing Authority of Washington  
County, OR

May 25, 2023



# Agenda / Topics



Project Overview / Scope



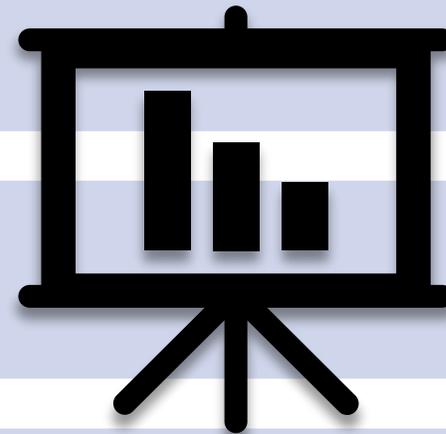
Project Status



Timeline

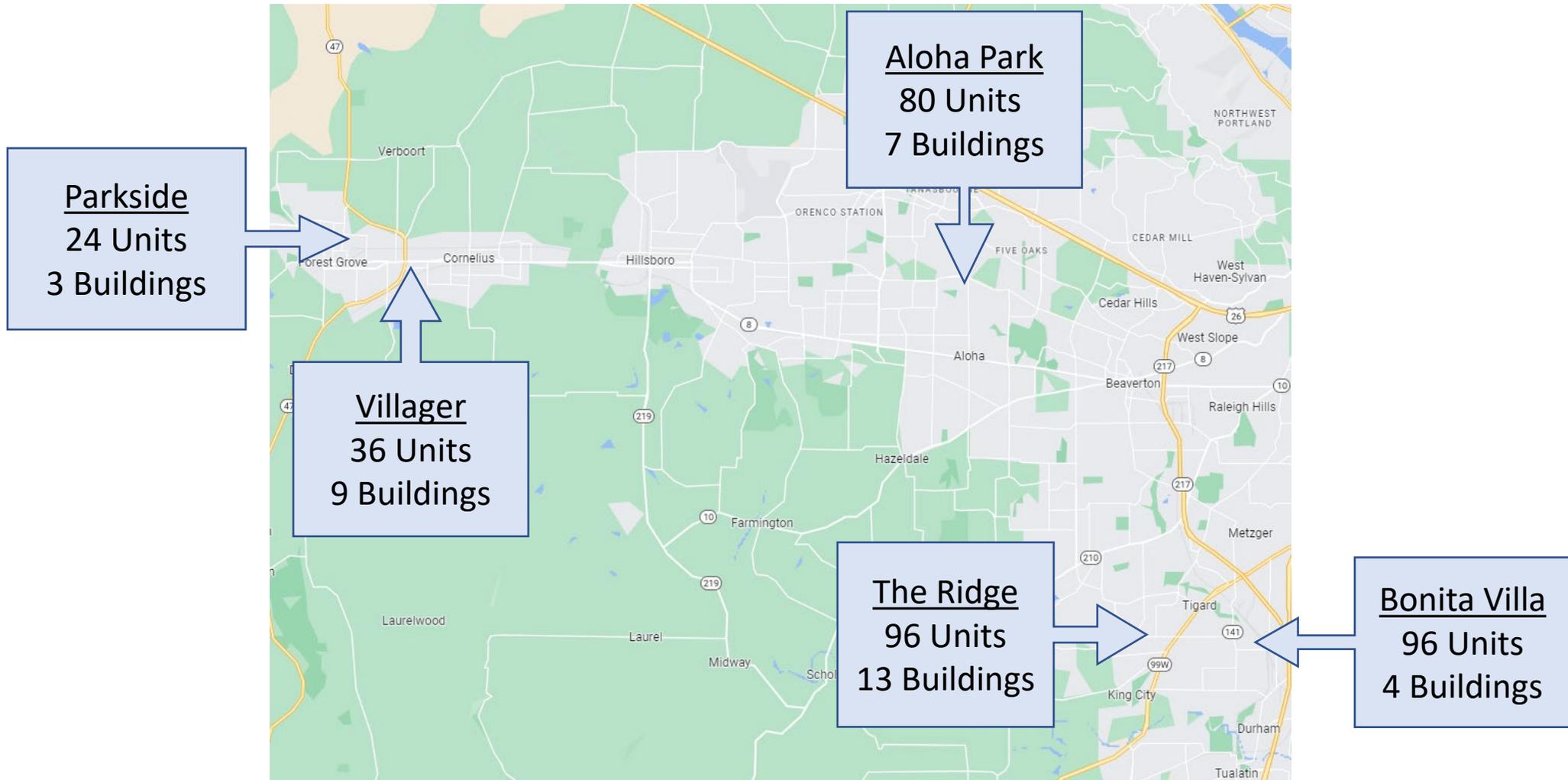


Q & A





# Project Overview





# Project Scope

## Scope of Work

- Immediate needs/life/safety concerns
- ADA compliance
- Energy efficiency upgrades
- Water intrusion mitigation
- Major system replacement
- Improved ventilation systems
- Site improvements
- Interior upgrades
- Updated appliances





# Direct Construction Costs



Bonita Villa  
\$13.2 million



The Ridge at Bull Mountain  
\$9.9 million



Aloha Park  
\$6.9 million



Villager  
\$3.4 million



Parkside  
\$1.3 million



# Project Status - Units

	Total Units	Completed Units	Active Construction	Pending Construction
<b>Aloha Park</b>	80	48	20	12
<b>Bonita Villa</b>	96	48	48	0
<b>The Ridge at Bull Mountain</b>	96	64	32	0
<b>Parkside</b>	24	0	0	24
<b>Villager</b>	36	0	0	36
<b>Totals</b>	<b>332</b>	<b>160</b>	<b>100</b>	<b>72</b>

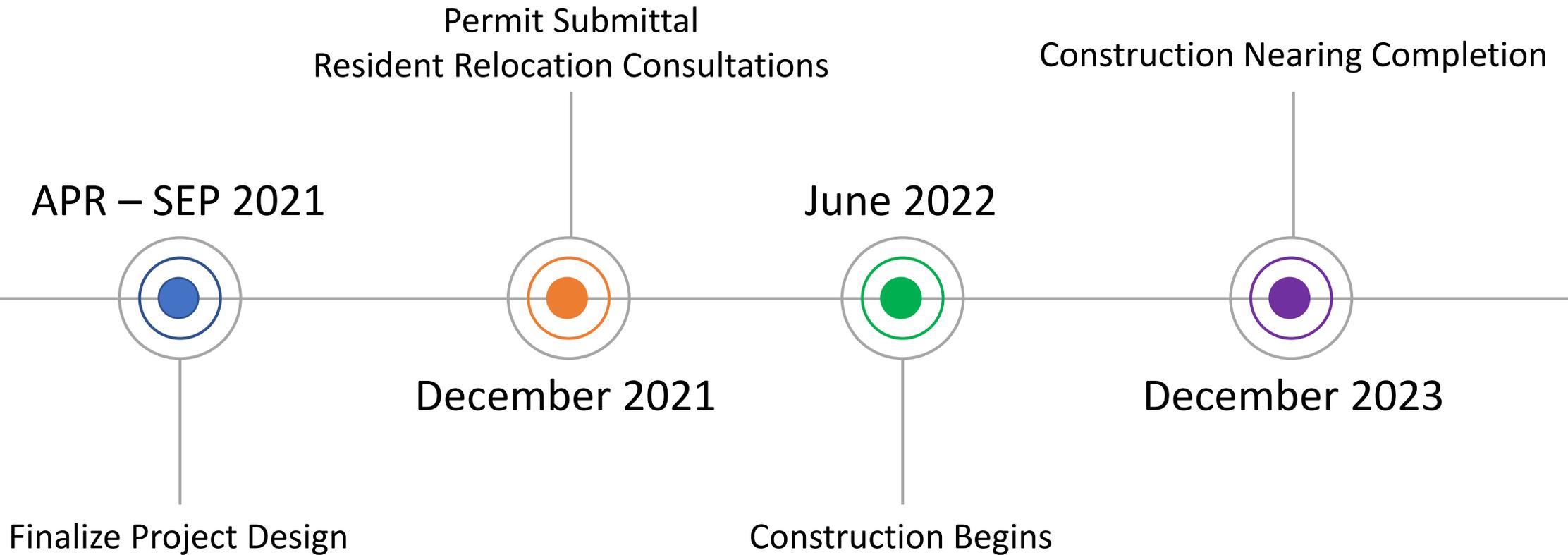


# Project Status - Households

	Units at Site	Households Occupying Renovated Units	Tax Credit Qualified	PBV Subsidy	HAWC Tenant Based Subsidy
<b>Aloha Park</b>	80	40	43	25	1
<b>Bonita Villa</b>	96	46	56	22	2
<b>The Ridge at Bull Mountain</b>	96	57	62	38	8
<b>Parkside</b>	24	0	15	0	9
<b>Villager</b>	36	0	26	5	5
<b>Totals</b>	<b>332</b>	<b>143</b>	<b>202</b>	<b>90</b>	<b>25</b>



# Project Timeline



Questions or  
Comments?

# Housing Services & Housing Authority of Washington County



## Fiscal Year 2023-24 Budget

May 25, 2023

Department of Housing Services / Housing Authority

[co.washington.or.us](http://co.washington.or.us)



# Housing Services & Housing Authority

## Department of Housing Services (DHS)

The DHS admin & maintenance budget includes staff costs and indirect costs to administer all housing programs under the County and Housing Authority

### Continuum of Care/Homeless Programs

- HUD Continuum of Care Grants
- County Prevention Assistance Program
- Public Safety Levy transfer for 3 housing programs

### Metro Bond/SHS Programs

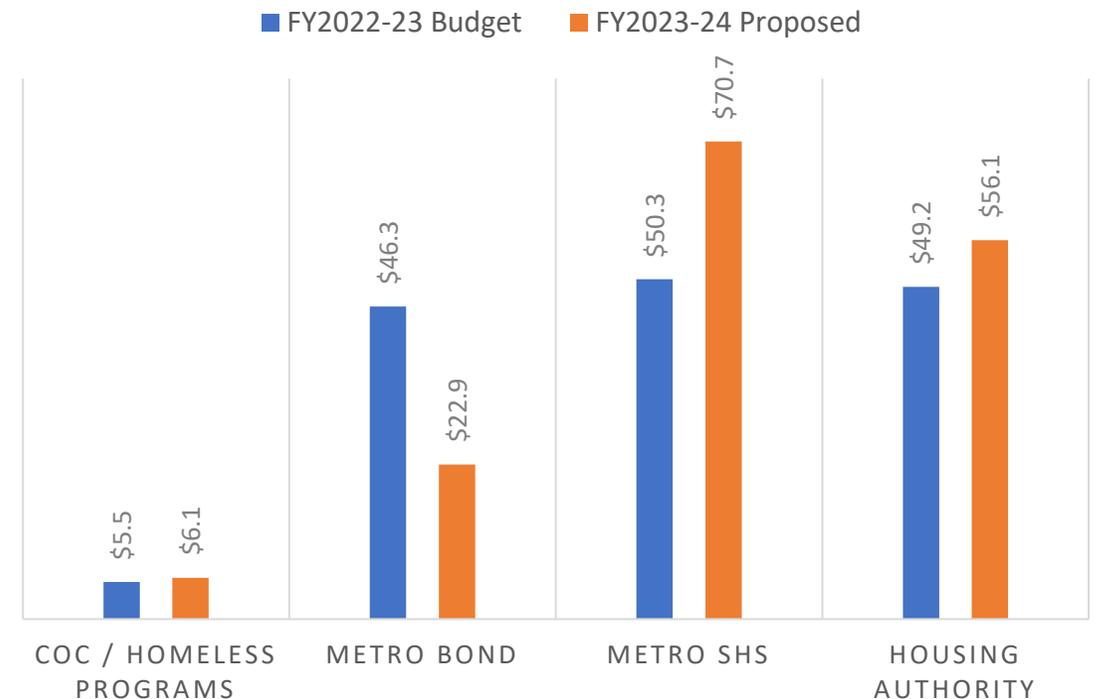
- Affordable Housing Bond
- Supportive Housing Services Measure

### Housing Authority Programs

- HCV (Section 8 ) & Public Housing
- Affordable Housing Programs
- Local Fund Programs

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FUNDING SOURCE CATEGORIES (IN MILLIONS)

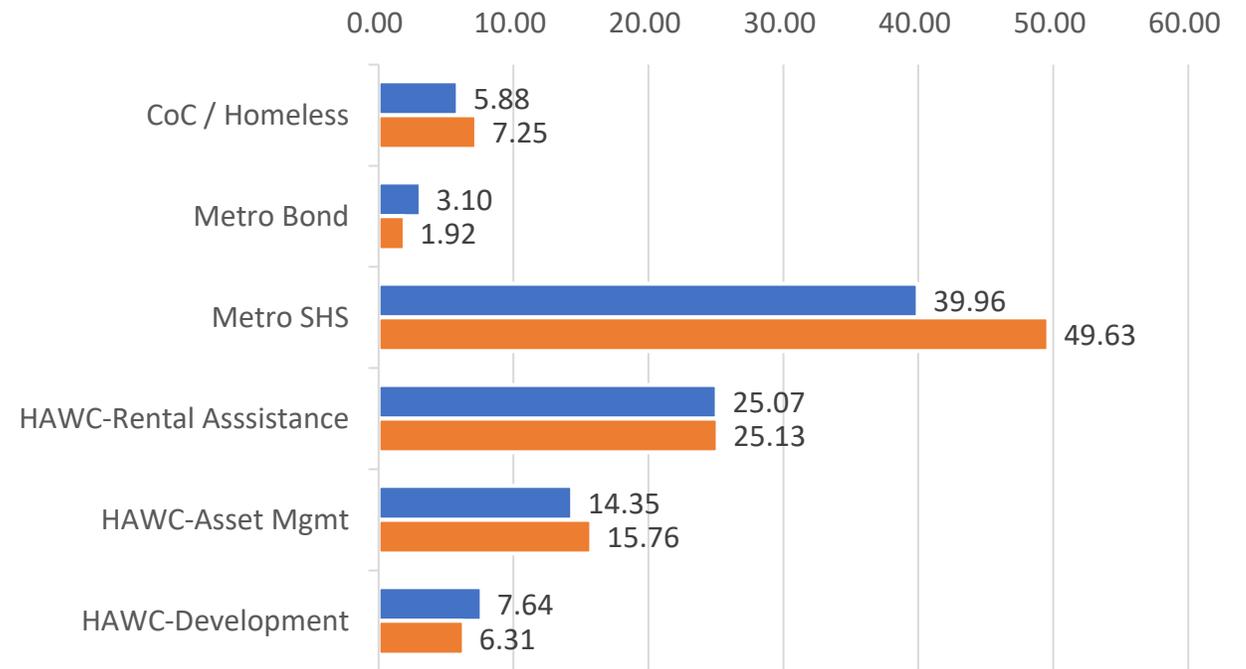
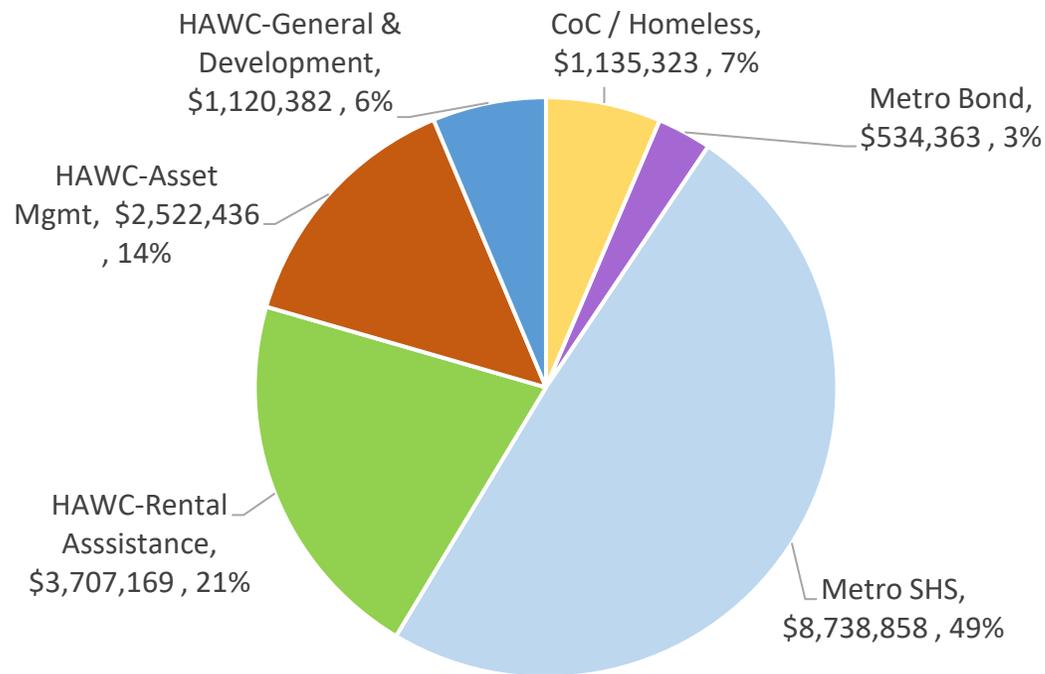




# Staffing & Indirect Cost Allocation

## Department of Housing Services (DHS) Staffing Allocation and Budget

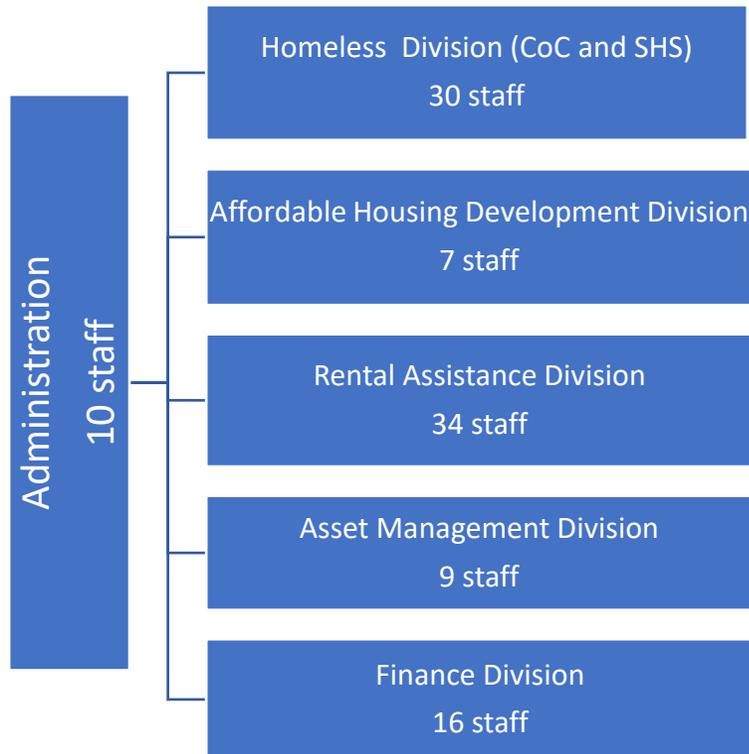
- Housing Authority staff are provided by DHS, which includes \$13.8 M staff cost and \$3.9 M of indirect cost
- 106 FTEs in the department funded in FY2023-24 as follows (96 FTEs in FY2022-23):



■ FY2022-23 Modified FTEs   ■ FY2023-24 Proposed FTEs



# Housing Services & Housing Authority Budget



	Budget	FTE
<b>Department of Housing Services:</b>		
1 HUD Continuum of Care Grants	6,856,909	7.25
2 Metro Affordable Housing Bond	22,934,100	1.92
3 Metro Supportive Housing Services	86,262,661	49.63
<b>Total DHS Expenditures</b>	<b>116,053,670</b>	<b>59</b>
<b>Housing Authority of Washington County:</b>		
1 Housing Choice Vouchers (Section 8)	45,279,905	25.13
2 Public Housing	2,971,377	11.72
3 Local Fund	2,614,295	6.72
4 USDA Kaybern Terrace	122,311	0.11
5 Cornelius Village	280,453	0.13
6 Heartwood Commons (Aloha Inn)	1,182,243	0.56
7 Affordable Housing	3,169,833	2.84
<b>Total HAWC Expenditures</b>	<b>55,620,417</b>	<b>47</b>
<b>Total DHS &amp; HAWC</b>	<b>171,674,087</b>	<b>106</b>



# Housing Authority Operating Budget

	<b>FY2022-23 Budget</b>	<b>FY2023-24 Proposed</b>	<b>Change \$</b>	<b>Change %</b>
<b>Total Revenues</b>	\$ 49,375,799	\$ 56,180,175	\$ 6,804,376	14%
<b>Total Expenditures</b>	\$ 47,324,351	\$ 55,620,417	\$ 8,296,066	18%
<b>Net Income</b>	\$ 2,051,448	\$ 559,758		



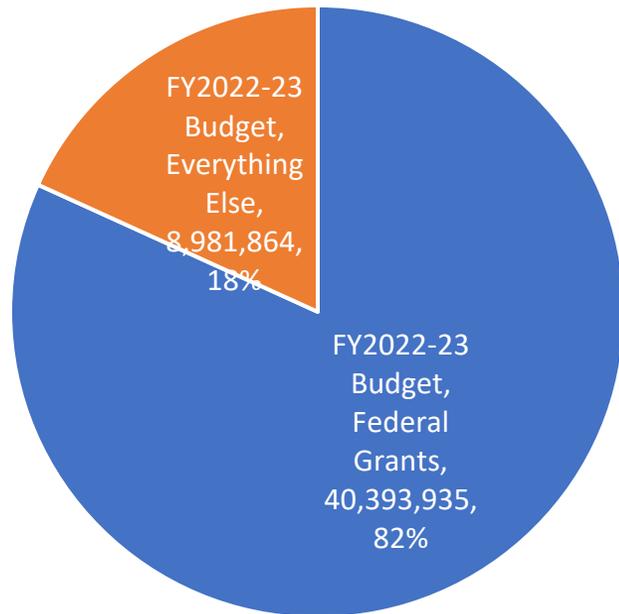


# Housing Authority Operating Budget

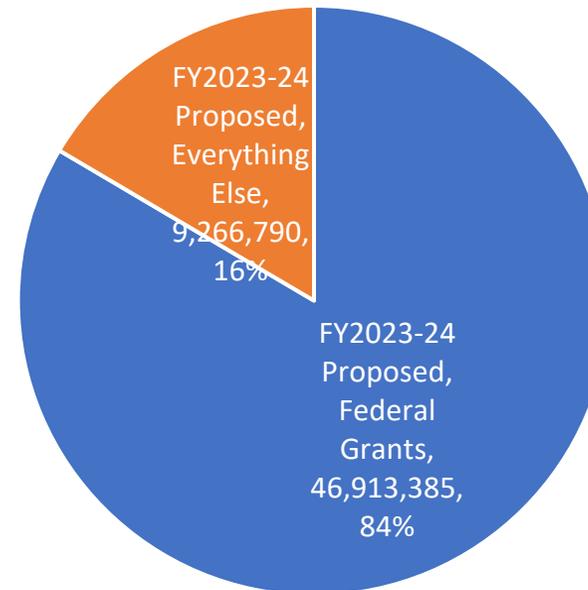
## Understanding HAWC's Revenue Sources:

In FY2023-24, 84% of HAWC's revenue will come from the Federal government, 16% more than the FY2022-23 budget

FY2022-23 Budget



FY2023-24 Proposed



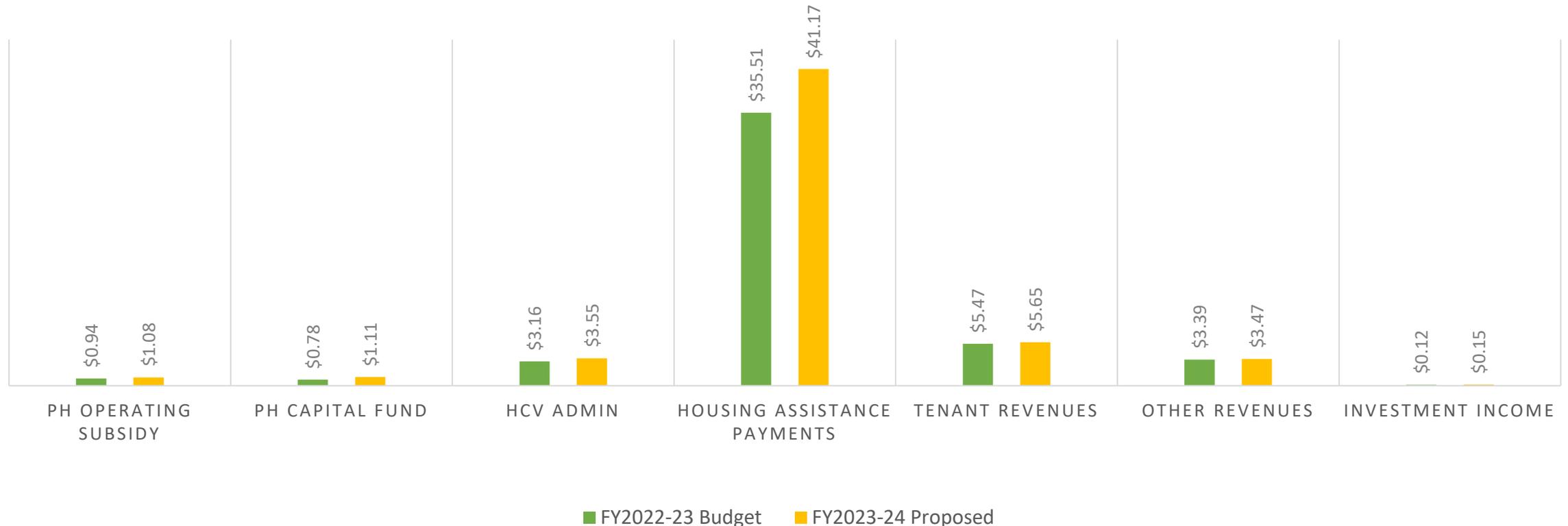


# Housing Authority Operating Budget

## Understanding HAWC's Revenue Sources:

- HAP is largest revenue source, projected at \$41.17M in FY2023-24, an increase of \$5.66M from FY2022-23

OPERATING REVENUES FY2022-23 AND FY2023-24 (IN MILLIONS)



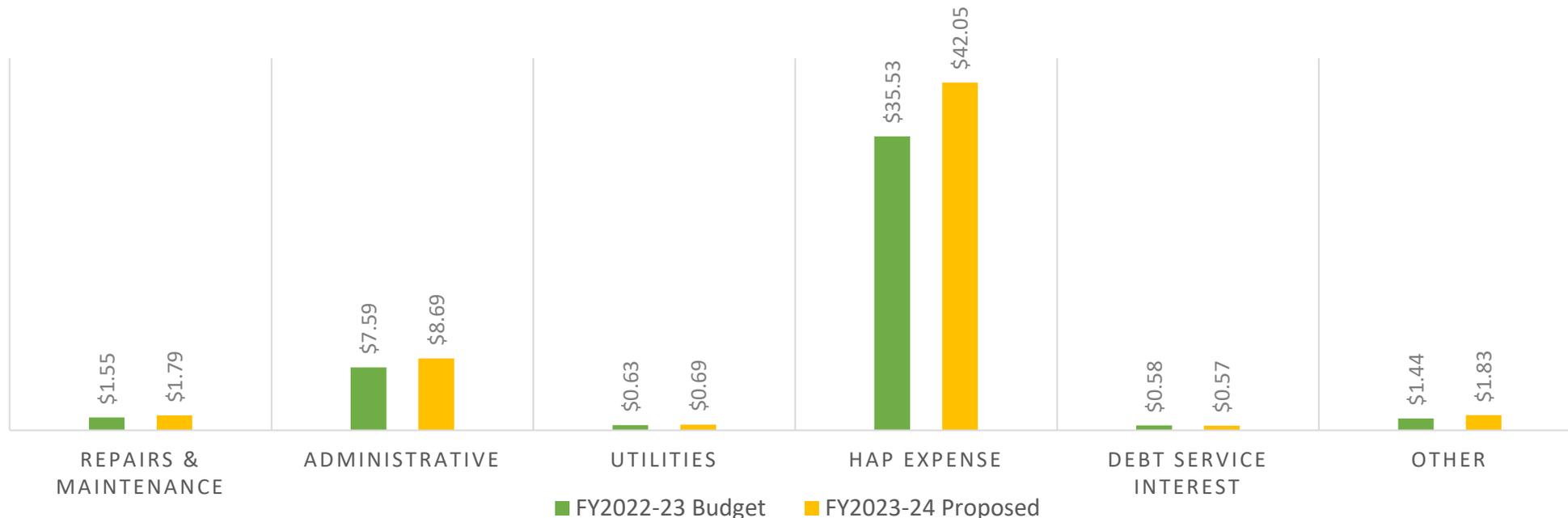


# Housing Authority Operating Budget

## Understanding HAWC's Expenses:

- Most of HAWC's funds are restricted: they must be spent on designated program expenses
- For example, revenues from HUD must be spent on HUD programs
- Just as HAP revenue is HAWC's major revenue source, it is also the top expenditure, projected at \$42.05M in FY2023-24, an increase of \$6.52M from FY2022-23

OPERATING EXPENSES FY2022-23 AND FY2023-24 (IN MILLIONS)



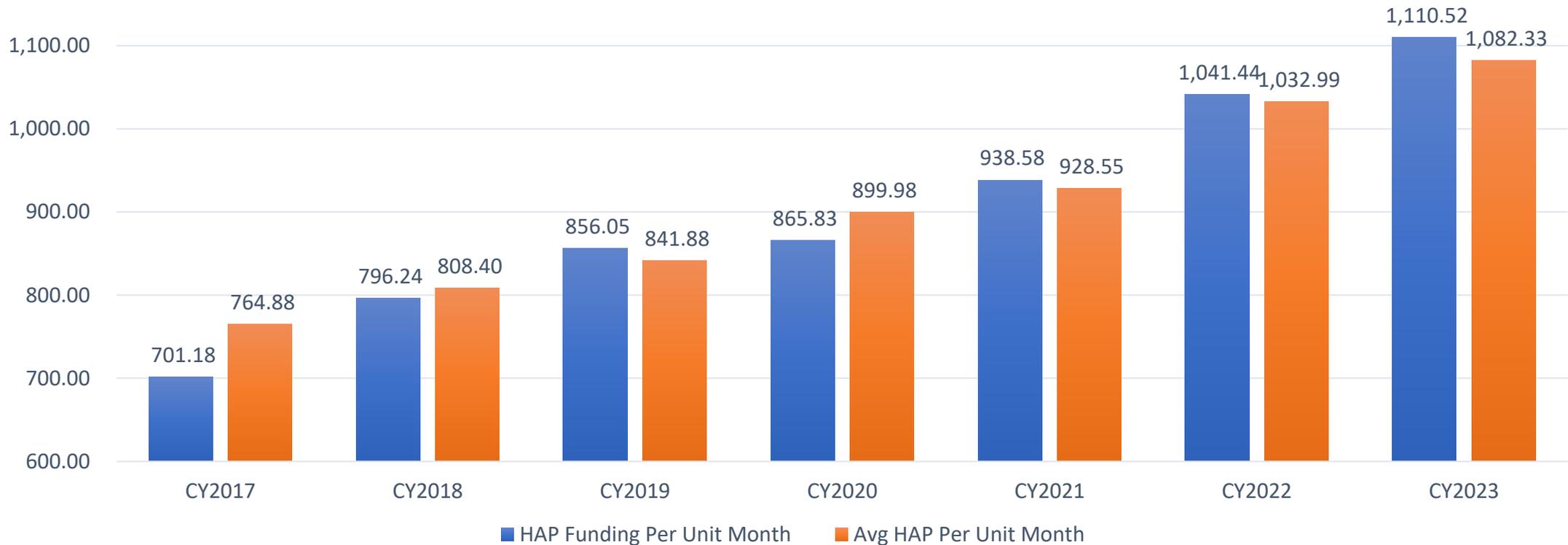


# Program Budgets

## Housing Choice Voucher

HUD funding of the Housing Choice Voucher Program has been slowly catching up with increased rents and HAP expense in Washington County

Comparing HAP Funding Per Unit Month to Average HAP Unit Cost

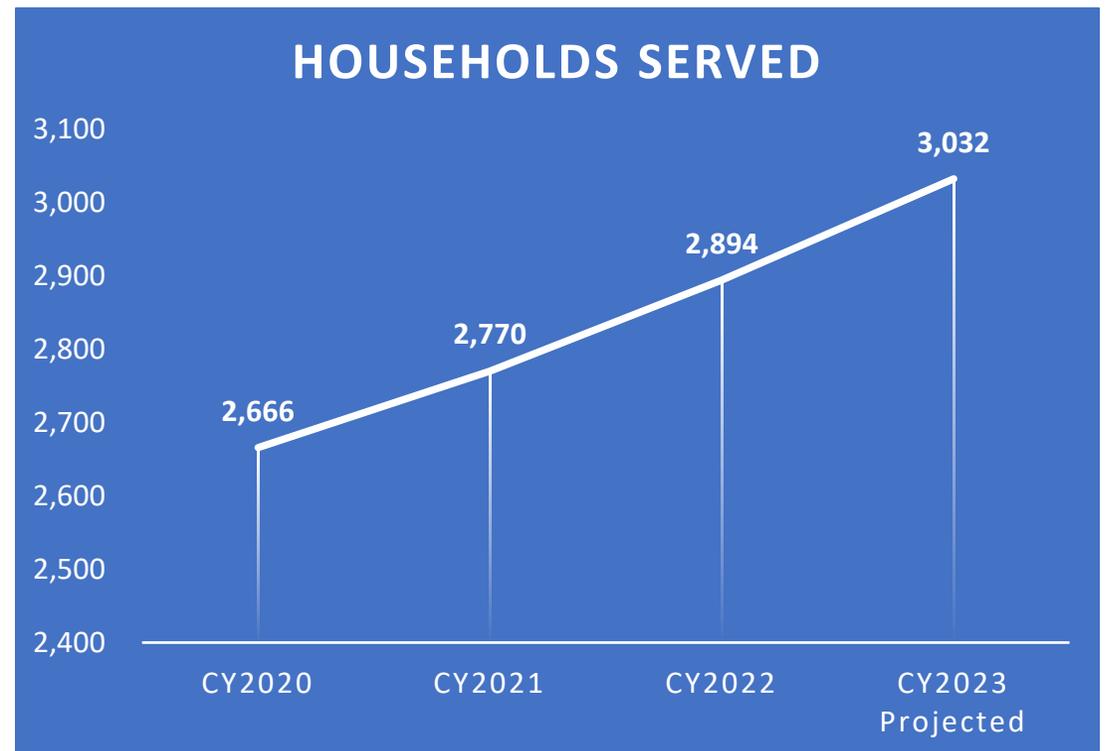
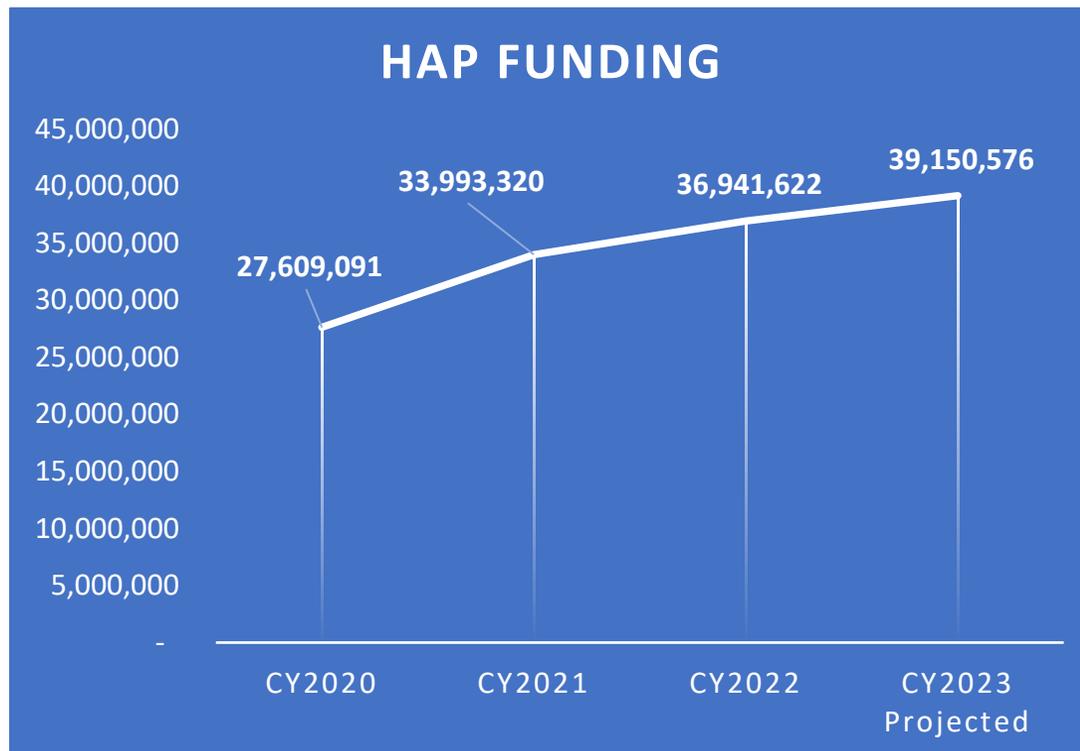




# Program Budgets

## Housing Choice Voucher

69 new vouchers were awarded in past year, HAWC increased its voucher capacity in 2023, enabling the agency to serve more families going forward





# Program Budgets

## Housing Choice Voucher

In addition to Housing Assistance Payment revenue, HAWC receives other funds that help cover the cost of administering the Housing Choice Voucher program

Revenue Source	Description	FY2021-22 Actual	FY2022-23 Budget	FY2022-23 Projected	FY2023-24 Proposed
HCV Admin Fee	Funds provided to support the administration of the HCV program	\$2,741,361	\$3,002,211	\$3,132,517	\$3,392,313
FSS Coordinator	Funds provided to support FSS Coordinator position	\$79,772	\$160,000	\$120,000	\$160,000
HUD CARES Act and other grants	One-time grants secured by HAWC	\$761,786	\$0	\$0	\$0
County Contribution	Funds contributed by the county to cover program shortfall	\$176,961	\$0	\$0	\$0

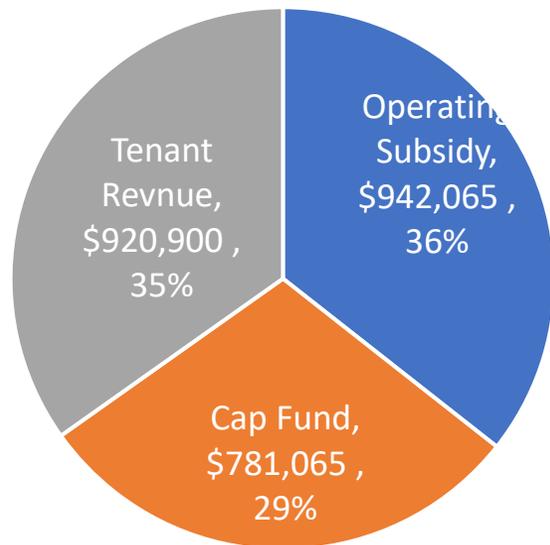


# Program Budgets

## Public Housing

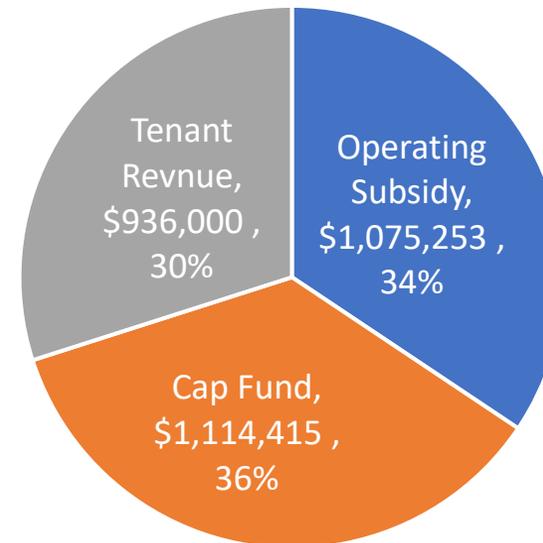
- HAWC has 244 Public Housing units
- In process of using HUD Section 18 disposition process to dispose of 60 single-family housing units
- Three sources of revenue for Public Housing program, all of which can be used on operations and capital improvements
- Currently, the Capital Fund is reserved for addressing overdue deferred maintenance

FY2022-23 Budget



■ Operating Subsidy ■ Cap Fund ■ Tenant Revenue

FY2023-24 Proposed



■ Operating Subsidy ■ Cap Fund ■ Tenant Revenue



# Program Budgets

## Local Fund Programs

For FY2023-24, Local Fund revenues include:

1. Cash flow distribution from Quatama Crossing property
2. Real Estate Development
3. Non-Federal Properties

### Net Program Income: \$730K

Net income to be invested in affordable housing development

#### Quatama Crossing 50% interest investment in Partnerships

Cash flow distribution:  
\$2.3M in FY2022-23  
\$1.4M in FY2023-24

#### Real Estate Development

Development fees &  
conduit bond issuance  
fees revenue:  
\$718K in FY2022-23  
\$243K in FY2023-24

#### Non-Federal Properties

Tenant Revenue:  
\$146K in FY2022-23  
\$138K in FY2023-24  
Several small properties  
Budgeted to break even



# Program Budgets

## Other HAWC Properties

### Kaybern Terrace

- 12 units for senior and disabled individuals
- Six units subsidized by USDA
- Projected deficit of \$24,809
- Working with USDA to create preservation strategy that will preserve the affordable housing and reduce the deficit





# Program Budgets

## Other HAWC Properties

### **Cornelius Village Apartments**

- 14-unit affordable housing property acquired in 2019
- Managed by third-party property management company
- Projected to break even before depreciation expense





# Program Budgets

## Other HAWC Properties

### Heartwood Commons Property

- Built in 1984, formerly franchised as a Quality Inn.
- Property is 1.15 acres & building is 32,000 square feet.
- Construction completed in March 2023 to convert the 54-unit property serving the county's most vulnerable—individuals with substance abuse disorder, serious and persistent mental illness, and other disabling conditions
- Supportive Services to be provided include:
  - Behavioral Health services
  - Substance Use Disorder services
  - Permanent Supportive Housing services

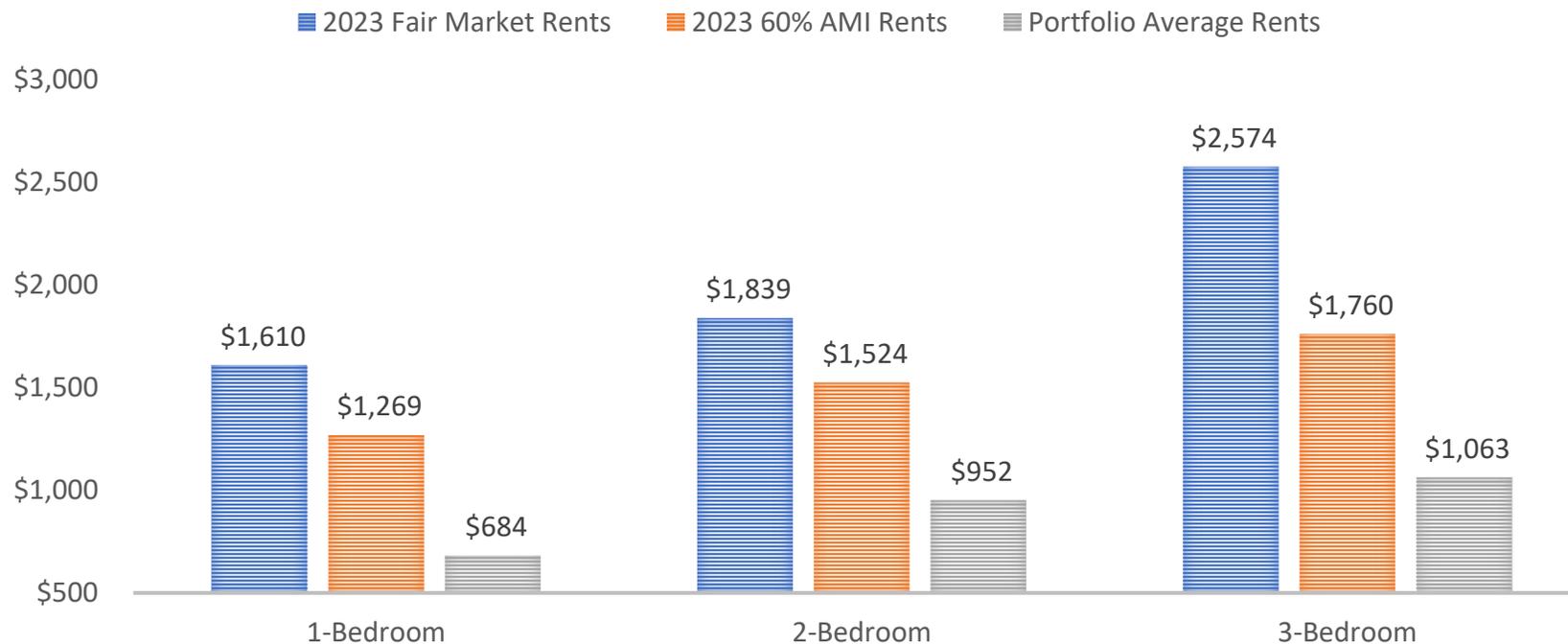




# Program Budgets

## Affordable Housing Properties

- 269 units in 6 properties and 3 single-family houses
- Historically, Authority kept rents well below even affordable rental rates
- Below is rent comparison of 1, 2, and 3-bedroom units





# Questions?

