



MEETING MINUTES
HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY
February 27, 2020, 9:00 a.m.

Juvenile Services Building, Room 258

| <u>COMMITTEE MEMBERS PRESENT</u> | <u>STAFF PRESENT</u> |
|----------------------------------|---|
| Katherine Galian (Chair) | Komi Kalevor, Executive Director |
| Melinda Bell (Vice-Chair) | Yaling Huang-Dressel, Housing Controller |
| Ben Sturtz | Melisa Dailey, Housing Program Coordinator |
| Sheila Greenlaw-Fink | Annette Evans, Homeless Program Manager |
| Dave Bachman | Gary Calvert, Asset Manager |
| Sid Scott | Liz Morris, HCV Manager |
| Joshua Groesz | Emily Nichols, Program Coordinator |
| | |
| <u>ABSENT</u> | <u>ABSENT</u> |
| Vince Chiotti | Josh Crites, Assistant Director |
| Jason Hitzert | Shannon Wilson, Housing Development Coordinator |
| Cindi Otis | |
| Sig Unander | <u>ADDITIONAL ATTENDEES</u> |
| Gary Whiting | Kristine Adams Wanberg |
| | Sherry Kirk |

I. ROLL CALL – 9:03 a.m. A quorum was not present until later in the meeting.

II. ACTION - APPROVAL OF MINUTES FROM January 23, 2020 (approved at 9:27 a.m., a quorum was present, Ben Sturtz abstained)

Motion: Sid Scott
Second: Joshua Groesz
Vote: All approved

III. DISCUSSION - ORAL COMMUNICATIONS & MEMBER UPDATES

MEMBER UPDATES

Dave Bachman reported Cascade Management is finalizing the implementation and transition of the Housing Authority multi-family portfolio.

Sid Scott noted his firm is receiving a lot of interest in affordable housing projects.

Ben Sturtz reported BRIDGE Housing Corporation submitted a Metro Bond application for South Cooper Mountain to the City of Beaverton. They are working on an additional

project in Clackamas County and looking to acquire properties in downtown Portland as well.

Melinda Bell announced the Union Gospel Mission will be hosting a Mother's Day tea in May.

Katherine Galian reported Community Action is now an Oregon Health Plan (OHP) enrollment assister. This process is incorporated through all of their front door programs. She added the public charge rule change went into effect Monday and distributed information outlining what is and isn't covered under the new rule change. (The "public charge rule" is being interpreted broadly by the current administration by redefining what makes people dependent on government benefits, or "likely" to be in the future, in order to reduce the number of people who are eligible for green cards and other visas.)

Joshua Groesz announced the Salvation Army has hired Major Rhonda Lloyd as the new executive director at the Beaverton Veteran's and Family Center.

Kristine Adams Wanberg and Sherry Kirk introduced themselves. They are running an audit of the Metro Bond looking at a readiness assessment on how the County is getting ready to implement the bond.

ORAL COMMUNICATION

IV. EXECUTIVE DIRECTOR'S REPORT

Komi Kalevor reported the grand opening for Willow Creek Crossing took place on February 19th. As of last week, 90 units have been leased and 30 people have moved in. The Fields in Tigard is under construction. He noted the Metro Bond NOFA is tentatively set to be released in March with a total of \$80 million to be offered and \$25 million set aside for non-profits. He shared Here Together is working with Metro on a "wealth tax" for couples earning more than \$250,000 or individuals earning \$125,000 or more plus one percent on businesses that gross \$5 million or more. If passed, Washington County will receive ~33% on return of these funds. The funding guidelines will be revisited after a two-year period for any adjustments that need to be made. This funding would provide additional funds for supportive services. He explained the Housing Opportunities Through Modernization Act (HOTMA) allows Housing Authorities to award vouchers to projects that have gone through competitive funding. They are researching if local competition can be included to be able to access these vouchers.

V. STAFF REPORTS

A. Financial Statement:

Yaling Dressel reported throughout the meeting.

B. Section 8 and Low Rent Public Housing

Liz Morris noted the HCV waitlist is currently closed. Efforts are in place to assist those currently enrolled to help them graduate from the program. The waitlist is about five years old and will most likely stay idle for about two years. As vacancies for project-based units come online updates are made quickly. She shared five employees from the Housing Services participated on the committee for the Black History community events.

Yaling Dressel reported HUD completed their assessment of what the county will receive in 2019. About \$26.5 million have been expensed which is close to what was awarded last year. Right now they are not able to move forward until inflation rates are announced. The earlier prediction was inflation of 3.1% but now it has dropped to 0.8%. She added HUD has a process to issue vouchers for special populations similar to VASH vouchers. Special program voucher funds are in addition to the rest of the voucher program.

Gary Calvert reported Camp Rosenbaum is an annual camp sponsored by housing authorities, the military, and police and fire agencies. About 200 kids are taken to Camp Rilea on the Oregon coast for a week. The Washington County Housing Authority sends 20 kids age 9 ½ to 11.

Ms. Dressel stated the financials for public housing are doing well. She explained there are three funding sources for public housing. First are operating subsidies, second are capital funds from HUD, and the third are income from rentals. HUD determines the cost of managing each unit; the last assessment was \$245 per unit. HUD adds in the property taxes paid and fees for resident support for a total amount of \$800,000 per year. The rent collection portion is based on the tenant's income level and tenants pay 30% of their income. She noted the capital fund increased by 10%.

C. Affordable Housing

Mr. Calvert reported the PHA Plan will be posted to the website soon. He added they will be resubmitting the Section 18 application later this week. Willow Creek Crossing is close to being leased up. He noted the Public Housing waitlist closed on Monday. They received 500 applicants for both two- and three-bedroom units but not as many four-bedroom applicants. He shared the CAP fund (maintenance portion of public housing) was increased.

D. Special Projects

Ms. Morris stated that Metro 300 is in the implementation stages. She added they have contracted with providers to serve 15 individuals with the Meyer Memorial grant.

Mr. Kalevor explained Metro 300 is a grant from the Kaiser Permanente health management company. They are putting \$5 million into the region of which \$1.3 million is designated for Washington County. These funds will be used to house high needs individuals age 50 and older. These funds are designated to serve 300 individuals of which Washington County is allocated funds for 80.

Annette Evans explained these funds will be used for rental assistance and they are looking to service providers to provide services that already exist within their agencies. There is a small amount of administration funding to cover the intense reporting that is required with an additional \$10,000 to cover the HMIS reporting.

E. Report on Homelessness

Annette Evans shared Here Together is putting forward a ballot that will follow some of the same framework of the Metro Bond. Each jurisdiction will be preparing a local implementation plan that will be approved by a 20-member oversight committee. In Washington County these funds will be used for service dollars to leverage some of the Metro Bond permanent supportive housing units. It can also provide treatment services to homeless individuals and prevention assistance to help chronically ill and homeless retain their home if they are not able to pay rent. It can also be used develop shelter and outreach capacity. She explained Built for Zero includes four jurisdictions in the State of Oregon which include Washington, Clackamas, Lane Counties, and mid-Willamette continuum-of-care covering Marion and Polk Counties. Kaiser Permanente has covered the fee for Washington County to participate in this national initiative. The focus is to know all of the homeless in the community. Washington County is focusing on the chronic and homeless and those being homeless for the longest length of time. The case conferencing piece will begin tomorrow coordinating and optimizing the housing placement with the providers to house people better and faster. She noted Washington County submitted their continuum-of-care system performance measurements for the federal fiscal year October 2018 – September 2019. She reported the length of time people experienced homelessness has increased.

Katherine Galian explained the outreach piece of Built for Zero is to make contact with individuals who have not come in through the coordinated entry system to gain an accurate view of the homeless problem in the community on a given day.

Ms. Evans noted this will all be tracked by Community Solutions. She explained they have coordinated and aligned the U.S. Census with their Housing and Supportive Services Network partnerships (HSSN). They will be working with all the outreach teams to know where to find and interview people. This will begin on March 31 and all the shelter sites will be contacted to set up dates and times to capture data for this piece. Washington County will be applying for adult-only shelter capital funds through OHCS. The funds for this program are limited but the state legislature has a bill to fund \$40 million for homeless services and shelters. Ms. Evans announced she and Mr. Kalevor will be presenting to the Board of County Commissioners on March 17th about homeless camping. The focus will be on the Martin vs. Boise case stating you can no longer discriminate or criminalize individuals sleeping on public property when there are no beds or alternate resources available for them. Currently, outreach teams are sent out to engage the homeless, but half are turned away from housing/assistance as there are not resources available. She shared the winter shelters have served 573 people since opening November 1.

Mr. Kalevor reported changes are being proposed to the intergovernmental agreement between the County and the Housing Authority that was initially signed in 1997. One change is for the Housing Advisory Committee and the Board to meet biannually as well

as allowing the Housing Authority to have more authority on time sensitive Housing Authority business.

F. Housing Affordability/Development Initiatives

Melisa Dailey reported the policy portion of the HAC Report has been updated with the 2020 work plan for LUT. She noted The Fields is 69% complete as of the end of January. CDP will be closing on the Tigard Triangle Phase I early summer and Bienestar is anticipating completion of the Montebello rehab on March 11 with a possible rededication ceremony.

VI. OLD BUSINESS

NA

VII. NEW BUSINESS

Washington County Volunteer Celebration

Mr. Kalevor invited members of the housing advisory committee to the Washington County volunteer celebration on April 23, 2020, at the Washington County Fair complex.

Metro Bond Update

Mr. Kalevor reported they are working on updating the HCV Admin Plan specifically the preferences and criminal screening criteria. This will also take place on the Admissions and Continued Occupancy Plan (ACOP) which covers Public Housing. These changes will be given to the HAC to review prior to the Housing Authority's meeting with the Board of Commissioners in April.

Ms. Morris stated the proposed HCV Admin Plan changes will include changing the minimum HUD occupancy standards. The Housing Authority is the landlord so there are a number of standards that will remain but there will also be a reduction in timeframes and general reduction of other standards.

Mr. Calvert reported the Housing Authority is proposing some changes to the ACOP which will be proposed at the April HABOD meeting. Some of the proposed changes are to loosen the criminal history criteria. The late fee charge will be increased from \$25 to \$50 and the deposits for pet fee for non-elderly will increase from \$200 to \$300 with a maximum of two pets. The security deposit will be increased to \$500 (one bedroom), \$600 (two bedroom), \$700 (three bedroom), and \$800 (four bedroom). The default trigger will decrease from three months late payment to two months.

Ms. Galian stated the policy subcommittee unanimously supported the lower barrier changes.

Ms. Morris added the subcommittee has not reviewed the proposed change to reduce the occupancy standards for the HCV program. The new standards would require two individuals in one room. This change will help serve 200-300 more households through

vouchers. This also means about 600 people on the program would have a rent increase which may cause some individuals to find other housing.

Sid Scott asked if the HAC could begin working on ideas for the year-end housing forum at the next meeting, possibly creating a forum committee.

VIII. RESOLUTIONS/ACTION ITEMS

IX. ADJOURNMENT

Meeting adjourned at 10:30 a.m.

Komi Kalevor
Secretary/Executive Director