



# HOUSING ADVISORY COMMITTEE

## MEETING AGENDA AND INFORMATION PACKET

**THURSDAY, April 27, 2023 • 9:00 am – 11:00 am**

Olympic Conference Room: 161 NW Adams Ave. 2<sup>nd</sup> 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, April 27, 2023 • 9:00 am – 11:00 am**

Olympic Conference Room: 161 NW Adams Ave. 2<sup>nd</sup> 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
- IV. ACTION – APPROVAL OF MINUTES
  - A. March 23, 2022 **9:15 A.M.**
- V. EXECUTIVE DIRECTOR’S REPORT
  - A. Executive Director Report..... Page 3 **9:20 A.M.**
- VI. RESOLUTIONS / ACTION ITEMS
  - No Items
- VII. ONGOING BUSINESS
  - No Items
- VIII. NEW BUSINESS
  - A. New Committee Member Introductions ..... Page 5 **9:35 A.M.**
  - B. Public Records/Meeting Training for HAC Members..... Page 6 **9:50 A.M.**
- IX. DEPARTMENT UPDATES AND Q&A
  - A. Development Updates ..... Page 7 **10:00 A.M.**
  - B. Rental Assistance Updates..... Page 8 **10:15 A.M.**
  - C. Written Department Updates..... Page 11
- X. MEMBER COMMUNITY UPDATE ..... Page 17 **10:45 A.M.**
- XI. MOTION TO ADJOURN **11:00 A.M.**

<b>2023 HAC MEETING SCHEDULE</b>	
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, October TBD – <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**

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Since lifting COVID-19 restrictions and masking requirements in coordination with the State of Oregon in March of 2022, the Housing Department continues to follow health protocols, while focusing on the balance between community service and safety. Many County meetings are moving to hybrid settings, with in-person meetings that still offer the option of virtual attendance. The Housing Authority will continue to work with our boards and committees and consider options on a month by month basis. In the March 2023 meeting, the Housing Advisory Committee voted unanimously to approve conducting meetings in person at the Housing Authority, with an option for members to attend virtually if they are unable to make it to the County campus.

On Thursday, April 20<sup>th</sup>, Washington County held the Grand Opening of the Heartwood Common (formerly named "Aloha Quality Inn"). The event was held at the newly renovated property and included speeches from public officials, including Washington County Board of Commissioners Nafisa Fai and Pam Treece. The Housing Authority of Washington County purchased the Aloha Quality Inn in January 2021 after approval by the Housing Authority Board of Directors for the purchase and also Washington County Board of Commissioners for both Metro and County funding for acquisition and rehabilitation to convert the property into 54 units that utilize a Permanent Supportive Housing (PSH) model to house formerly homeless individuals. The Housing Authority has partnered with [Bienestar](#), [Community Partners for Affordable Housing](#), and [Sequoia Mental Health](#) to provide services for residents on-site. [Cascade Property Management](#) will provide third party professional property management to ensure security, operations and routine maintenance of the property. This project was made possible through voter approved housing measures: the regional [2018 Affordable Housing Bond](#) and [2021 Supportive Housing Services \(SHS\) Levy](#).

As of November 1, winter shelter capacity is available, bringing up total shelter capacity in Washington County to serve 320 households. The Winter Shelter launch by the combined Supportive Housing Services (SHS) and Continuum of Care (CoC) teams added 80 shared space (congregate) beds and 65 single room (non-congregate) units through May 31, 2023. Washington County partners with Open Door, HousingWorks, Project Homeless Connect, Just Compassion, Centro Cultural and Boys and Girls Aid Society to provide winter shelter operations. Shelter is allocated through a simple assessment coordinated by Community Action. Shelter assessments can be completed by outreach providers and housing case managers to ensure shelter options are low barrier. Once individuals reach the top of the waitlist, they are given 72-hours to claim their spot. The congregate shelter locations are the Cloverleaf Building at the Westside Commons (50 beds) and the Beaverton Community Center (30 beds).

Lastly, on March 10th, Washington County published on [our website](#) an agenda of a Special Housing Authority Board of Directors meeting for Tuesday April 14 with an agenda item to request the board to authorize the Housing Director to continue to negotiate and execute a Purchase and Sale Agreement and also waive contingencies for acquisition of 172-unit Woodspring Apartments in Tigard. The Housing Authority of Washington County has made an unexpected break in the negotiations with the owner and needs this authorization to be able to review the property's conditions to purchase it. If successful, we can preserve the property's affordability rates for all current residents. The acquisition process is still ongoing with closing expected around June/July 2023.



# WASHINGTON COUNTY

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## OREGON

Meanwhile, we are happy to confirm the short-term assistance program will still move forward regardless of the outcome. We will continue to communicate the latest developments with tenants in a variety of means, such as the website, phone calls, mail, and meetings.

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

Komi Kalevor  
Director



## VI. RESOLUTIONS/ACTION ITEMS

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No Items

## VII. ONGOING BUSINESS

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No Items

## VIII. NEW BUSINESS

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### A. New Committee Member Introductions

Recruitment for new Housing Advisory Committee members was conducted during the month of February, with interviews having been held during the week of February 13<sup>th</sup>. Applications for positions on the HAC are accepted year round, but recruitment interviews are held (typically) during the month of February in order to have final approval of candidates by the Board of County Commissioners before the March 31<sup>st</sup> term limit end date and the new term begin date of April 1<sup>st</sup>. On March 21<sup>st</sup>, the Board of County Commissioners officially approved the list of new and reappointed members below, who will begin attending HAC meetings with this (April) meeting. The member positions for the HAC that were filled through new appointment or reappointment in the most recent recruitment effort included:

- **Ryan Cain** – *Real Estate/Development/Construction*
  - Ryan has substantial experience with the design, development, and construction administration aspects of affordable housing rehabilitations projects in the Willamette Valley.
- **Hayley Purdy** – *Design/Architectural/Engineering Profession*
  - Hayley has substantial experience with designing and developing affordable housing projects in the metro area for the past eight years.
- **David Bachman** – *Property Management Professional*
  - David currently works for Cascade Management, Inc. as CEO for Real Estate Services Property Management.
- **Deena Castrejon** – *Social Services Organization*
  - Deena works as the Executive Director of Transcending Hope and has substantial experience with serving the homeless populations of Washington and Clackamas counties.
- **Bruce Dickinson** – *Elderly Representative*
  - Bruce recently retired as Senior Vice President at First Tech Federal Credit Union, where he focused in residential lending for the 7<sup>th</sup> largest credit union in the country.
- **Fernando Lira** – *Finance Professional*
  - Fernando is currently employed at Summit Bank as a Business Banking Associate, with experience in commercial banking working with small, minority-owned businesses.



## **B. Public Records/Meeting Trainings for HAC Members**

On Friday, May 5<sup>th</sup> at 10am, County Counsel, Jacquilyn Saito, will provide a free training opportunity to the members of the Housing Advisory Committee (HAC) on the rules and regulations of public meetings and public records. The purpose of this training is to keep the members of the HAC up to date and in line with current public meeting standards and practices, and to eliminate any potential inefficiencies during the regular monthly meetings. Committee members voted on a preferred date and time, via a Doodle poll between April 6<sup>th</sup> and April 14<sup>th</sup>, on when best to hold the virtual training, and a second training session option will be provided to those members who are unable to attend the initial training; date and time options for the second training will be voted on by members after attendance is recorded at the initial training.

The Zoom link information for the May 5<sup>th</sup> training is located here:

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/86087064128?pwd=WkFHZFNDczFnZWVvSGs1R2I5Wk5Ddz09>

**Meeting ID:** 860 8706 4128

**Passcode:** 458839

**Dial by your location:** +1 253 215 8782 US (Tacoma)

**Find your local number:** <https://us02web.zoom.us/u/kef473d36m>



## **IX. DEPARTMENT UPDATES**

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### **A. Development Updates**

On February 7, 2023, the Washington County Board of Commissioners approved the final allocation of Washington County's eligible share of \$118 million in Metro Housing Bond funds. The Metro Housing Bond has been the key public resource supporting affordable housing development in Washington County, with 11 projects receiving committed funding to support over 875 units of new housing.

The Department of Housing Services development team has started planning efforts on additional future funding options and planned projects to continue the pipeline of affordable housing in Washington County. There are several planned projects in the development pipeline, and those projects could utilize a combination of several funding sources. The Housing Advisory Committee (HAC) will consider a presentation by Washington County Housing Development Manager, Andrew Crampton, on potential funding sources and potential pipeline projects in Washington County.

These funding options include utilizing the HAWC Local Development Fund to acquire sites in anticipation of expected additional state resources from the Governor's biannual budget allocation request package, Metro Site Acquisition Funds, OHCS 4% Acquisition/Rehab and Preservation funds, and land banking by acquiring sites utilizing PSH Capital funds for temporary houseless services uses with a plan for future permanent affordable housing development.

Utilizing these funding opportunities, Housing staff estimate there are approximately seven potential pipeline projects that would provide approximately 557 regulated affordable housing units in Washington County that could close on development within the next two to three years.



**B. Rental Assistance Updates**

**General Updates:**

In March, the Rental Assistance Division continues to train new staff, learn new policies and procedures, and serve the county’s participants on our programs. The 23/24 MTW waivers went out for public comment, board review, and community engagement. The 23/34 MTW waivers submission will focus on three core changes: simplified utility allowance, payment standard change for market and affordable units, and homeownership overhaul. The waivers and the PHA annual plan will be submitted to HUD in mid-April.

**Voucher Utilization**

Vouchers and Awards Leased Up											
HUD Programs											
	HUD Regular Vouchers (ACC)										
	HCV			VASH			FYI			All Actual UML	
	ACC	#	%	ACC	#	%	ACC	#	%	#	%
Dec-22	2,732	2,542	94.00%	247	161	65.59%	7	7	100.00%	2,737	91.66%
Jan-23	2,732	2,552	93.41%▼	247	167	67.61%▲	7	7	100.00%	2,726	91.29%▼
Feb-23	2,732	2,553	93.45%▲	247	172	69.64%▲	7	7	100.00%	2,732	91.49%▲
Mar-23	2,732	2,567	93.96%▲	247	174	70.45%▲	7	7	100.00%	2,748	92.03%▲
<b>Grand Total</b>	<b>8,196</b>	<b>7,672</b>	<b>93.61%</b>	<b>741</b>	<b>513</b>	<b>69.23%</b>	<b>21</b>	<b>21</b>	<b>100.00%</b>	<b>8,206</b>	<b>91.61%</b>

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

Vouchers and Awards Leased Up												
HUD Programs							Regional Programs					
	HUD Special Vouchers						SHS/RLRA					
	Mainstream			EHV			RLRA			SHS/RRH		
	ACC	#	%	ACC	#	%	Allocated Units	#	%	Allocated Units	#	%
Dec-22	208	148	72.12%	89	77	85.39%	800	578	75.88%	400	65	16.50%
Jan-23	208	147	70.67%▼	89	77	86.52%▲	800	616	77.00%▲	400	78	19.50%▲
Feb-23	208	144	69.23%▼	89	76	85.39%▼	800	671	83.88%▲	400	92	23.00%▲
Mar-23	208	143	68.75%▼	89	75	84.27%▲	800	701	87.63%▲	400	113	28.25%▲
<b>Grand Total</b>	<b>624</b>	<b>434</b>	<b>69.55%</b>	<b>267</b>	<b>228</b>	<b>85.39%</b>	<b>2,400</b>	<b>1,988</b>	<b>82.83%</b>	<b>1,200</b>	<b>283</b>	<b>23.58%</b>

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



## New Admission Demographics

March 2023

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

New Lease Up Participants by Race		
Race	Count	%
American Indian	3	2%
Asian	6	4%
Black	17	12%
Missing race	2	1%
Multiple	8	6%
Pacific Islander	5	4%
White	101	71%
<b>Grand Total</b>	<b>142</b>	<b>100%</b>

New Lease Up Participants by Ethnicity		
Ethnicity	Count	%
Hispanic or Latina/o/e	33	23%
Not Hispanic or Latina/o/e	108	76%
x-missing ethnicity	1	1%
<b>Total</b>	<b>142</b>	<b>100%</b>

New Lease Up Participants by Race and Ethnicity, Combined		
Hispanic or Latina/o/e	Count	%
American Indian	1	1%
Black	0	0%
Missing Race	0	0%
Multiple	1	1%
White	31	22%
Not Hispanic or Latina/o/e		
American Indian	2	1%
Asian	6	4%
Black	17	12%
Missing Race	2	1%
Multiple	7	5%
Pacific Islander	5	4%
White	70	49%
<b>Grand Total</b>	<b>142</b>	<b>100%</b>



\*All household members

## Family Self-Sufficiency

Participating Households	
Housing Choice Vouchers	53
Public Housing	11
VASH	1
Mainstream	2
FYI	1
<b>Total Participating Households</b>	<b>68</b>

Escrow Balances	
Households with Escrow Balance >\$0	35 (51%)
Total Escrow Balance	\$296,656
Highest Escrow Balance	\$39,385
Average Escrow Balance	\$4,363



## Monthly Escrow

Households Accumulating Monthly Escrow	28 (41%)
Total Monthly Escrow	\$16,416
Highest Monthly Escrow	\$1,169
Average Monthly Escrow	\$241

## Average Increase in Annual Earned Income

Households showing increase in Annual Earned Income	31 (46%)
Total Increase in Annual Earned Income	\$808,092
Highest Increase in Annual Earned Income	\$63,645
Average Increase in Annual Earned Income	\$11,884

## Project-Based Vouchers

PBV Utilization		07/22	08/22	09/22	10/22	11/22	12/22	01/23	02/23	03/23	04/23	05/23	06/23
HCV	Leased	174	178	187	199	238	248	250	256	256			
	Total Under Contract	242	299	304	304	304	304	304	304	304			
	Unleased	68	121	117	105	66	56	54	48	48			
	% Utilization	72%	60%	62%	65%	78%	82%	82%	84%	84%			
VASH	Leased	20	20	20	20	21	21	21	22	20			
	Total Under Contract	22	22	22	22	22	22	22	22	22			
	Unleased	2	2	2	2	1	1	1	0	2			
	% Utilization	91%	91%	91%	91%	95%	95%	95%	100%	91%			
Total	Leased	194	198	207	219	259	269	271	278	276			
	Total Under Contract	264	321	326	326	326	326	326	326	326			
	Unleased	70	123	119	107	67	57	55	48	50			
	% Utilization	73%	62%	63%	67%	79%	83%	83%	85%	85%			



**C. Additional Department Updates**

**1. Homeless Services**

**Program updates:**

Governor’s Executive Orders Update

We have received our final allocation and contract for OHCS and submitted our implementation plans. The work supported under this effort has been incorporated into our division work plan.

	<b>Total Ask</b>	<b>Outcome</b>
Street Outreach	\$ 600,000	120 Households housed - Housing-focused outreach and case management, Family reunification transportation assistance, Housing problem-solving assistance, Flexible emergency funding
Emergency Shelter	\$ 5,750,750	Establish two 30 unit pod shelters (multiple tentative locations identified), Extend 145 units of winter shelter - 80 Congregate, 65 non-congregate - slated to end 5/31/23 from 6/1/2023 to 11/1/2023 (185 nights @ \$110/night)
Rapid Re-housing	\$ 550,565	Housing Navigation and Rent Assistance for 25 Households
HMIS	\$ 40,000	Accurate data for analysis and reporting
HMIS	\$ 10,000	Additional software for non-HMIS users to share information with street outreach
Administration	\$ 1,042,696	Cover costs related to implementation
<b>Total</b>	<b>\$ 7,994,011</b>	

A key component of this effort will be the place based, person centered work of our Locally Coordinated Command Centers (LC3). These groups will be made up of direct service providers working with individuals identified as experiencing unsheltered homelessness in specific locations. LC3 participants will work collaboratively to identify the resources, needs, and housing options for each person on a site specific by name list while also identifying system or program barriers that unsheltered individuals face as they work to resolve their homelessness. These barriers will be relayed back to the MAC G for policy and practice recommendations and system improvements.

A scoring rubric was created and approved by the MAC G to identify how to prioritize areas across the county for LC3 launch and ongoing focus. The criteria includes an assessment of the population at each site and includes community input.

Phases of LC3

- Engagement: County Lead will reach out to community stakeholders to build LC3 team. Stakeholders include city partners, homeless service providers, and community providers.



- Active: LC3 will be meeting three times a week to coordinate services and resources for those on the by name list for specified location. County Lead will communicate with city partners and MACG without HMIS access.
- Transition: Coordinate care for those participants on the by name list. Outreach teams assigned to the location will continue to provide outreach services. Additional resources will be provided based on needs. Outreach teams will continue to be supported by Washington County Housing- Homeless Services.

### LC3 Tentative Timeline

April 24<sup>th</sup> to June 26<sup>th</sup>- Hwy 47: Forest Grove/Unincorporated Washington County

June 12<sup>th</sup> to August 14<sup>th</sup>- Brown Natural Area: Tigard

July 31<sup>st</sup> to October 2<sup>nd</sup>- Downtown: Beaverton

September 18<sup>th</sup> to November 20<sup>th</sup>- Shute Park: Hillsboro

### One Homeless Services System Update

The One Homeless Services System work continues to move forward. Our Transition Advisory Group (TAG) completed a survey and listening sessions with stakeholders who have participated in our range of governance groups. Key themes from the responses were:

- What is working well: Networking, Information sharing, Collaboration, Openness to new ideas, Passion and engagement
- Recommended improvements: More focus on systems alignment, improve access and participation for individuals experiencing homelessness, better communications and increased transparency, Reducing the number of committees and clarify their role

TAG members will be presenting an initial draft of the new proposed structure at the Homeless Plan Advisory Committee, CoC Board, and Housing and Supportive Services Network meetings during May and June.

### **Homeless Services Division:**

#### Program outcomes, capacity, and reports

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.

<b>Housing Case Management Services – Permanent Supportive Housing – As of 4/21/23</b>	
Enrolled in PSH program, working with a case manager	1,041 households
HCSMS Households Housed	752 households
Shelter Plus Care (SPC) Households Housed	177 households
Households enrolled and seeking housing with an RLRA or SPC voucher	189 households
Eligible and waiting for PSH program	702 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 4/21/23	
Enrolled in RRH program, working with a case manager	251 households
SHS RRH households housed	130 household
CoC RRH households housed	88 Households
Eligible and waiting for RRH program	1,051 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 - 3/1/23 to 4/21/23	
Eviction Prevention Assistance	109 households
Eviction Prevention Applications Pending	61 Households

### Eviction Cases Filed By Month

	2023	2022	2021	2020	2019	2018
January	380	113	30	286	294	211
February	299	100	28	250	257	186
March	286	117	39	98	267	194
April		168	33	5	232	198
May		269	32	12	262	234
June		173	28	17	253	240
July		197	84	24	275	221
August		302	90	14	252	234
September		277	92	19	284	218
October		387	89	15	246	259
November		342	132	16	239	241
December		378	96	31	234	188
<b>Total</b>	<b>965</b>	<b>2823</b>	<b>773</b>	<b>787</b>	<b>3095</b>	<b>2624</b>
Rolling 12-Month Average	288	235	64	66	258	219



## Federal Funding, Reporting, and Activities

The Department of Housing Services has received full funding Under the FY2022 CoC Program, HUD awarded a grant of \$4,872,695 to provide rent assistance, services, and administration funding for programs this term. FY22 CoC Projects are as follows:

Project or Award Name	FY 2022 Amount
Enhanced Support for Permanent Housing	\$224,740
Clover Court	\$28,460
CoC Rapid Re-Housing for Families	\$584,780
Hillsboro Graduated Independent Living Program	\$100,081
Homeless Management Information System	\$39,742
Housing Stabilization Program	\$31,618
OR-506 CoC Planning Application FY2022	\$117,998
Reentry Housing	\$388,626
Shelter Plus Care Renewal	\$2,759,823
Sojourner's House Combined	\$475,086
Transitional Living Program	\$121,741

2023 HUD NOFO – As we anticipate the release of the FY23 NOFO, our Continuum is working to update our Rating and Ranking Process and endure completion of all annual tasks required for a successful competition.

## Homeless Services Reporting

Annual Point In Time Count and Housing Inventory Chart reports are due to HUD on 4/28/2023 and will be available for review on our website.

## Upcoming reports:

- SHS Quarter 3 report – Due May 15, 2023



**2. Public Housing & Affordable Housing**

**Public Housing**

Program	Units	Occupancy Rates			
		Dec - 22	Jan - 23	Feb - 23	Mar - 23
Public Housing	244	98.7%	98.7%	99.2%	98.8%

**Average Vacancy Days**

HAWC closed March with an occupancy rate of 98.8%. Two units were leased in March bringing the average YTD vacancy period to 51 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 order 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 January, the average maintenance response time for emergency and routine work orders was:

Work Order Performance				Waitlist			
Emergency W/O	Mar - 23		Avg. Time	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	Avg. Time	Routine W/O					
6	2.9 hours	192	18.6 days	691	199	25	21

**Affordable Housing**

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

Occupancy Rates	
	March - 23
AHP4 (332 units)	70%
Bond Portfolio (297 units)	95%
Specialty Housing Portfolio (13 units)	76.9%
Valfre at Avenida 26 (36 units)	92%



**HAWC Partnership Affordable Projects**

Project Name	City	St.	1 BR	2B R	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		22 2	42 3	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	11 2	36		236	2016
The Fields	Tigard		12 8	10 4	32		264	2020
Willow Creek Crossing	Hillsboro	38	71	11			120	2020
<b>TOTAL</b>	-	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. Building A is complete and occupied. Renovation work is currently underway at building C and projected to be completed on June 16<sup>th</sup>. Work will then begin on Building D.

The Ridge at Bull Mountain (96 units): There are 12 buildings at the property labeled A – L. Buildings A through F are complete and occupied. Buildings G and H will be completed in the next two weeks, and renovation work is underway in Buildings L and K and projected to be completed in early June.

Aloha Park (80 units): There are seven buildings at the property labeled 1 –7. Buildings 7 and 6 are completed and occupied, and Building 5 was completed on 4/14 and beginning to be re-occupied. Buildings 3 and 2 are currently under renovation and no work started on Building 1. Building 4 is under building permit review to begin fire restoration from the October 2022 loss.

**3. Finance**

Due to delays in reporting, a written Finance report will not be included in the April HAC packet. Please look for its return in the May HAC packet.



**X. MEMBER COMMUNITY UPDATES**

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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.