



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



**Thursday, August 22, 2019
6:00 p.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



TABLE OF CONTENTS

AGENDA..... Page 4

APPROVAL OF MINUTES Page 5

DISCUSSION..... Page 5

EXECUTIVE DIRECTOR’S REPORT Page 5

STAFF REPORTS

 A. Financial Statement Page 6

 B. Section 8 and Low Rent Public Housing Page 7

 C. Affordable Housing..... Page 10

 D. Programs and Special Projects..... Page 11

 E. Report on Homelessness..... Page 13

 F. Housing Affordability/Development Initiatives Page 14

OLD BUSINESS..... Page 17

NEW BUSINESS..... Page 17

RESOLUTIONS/ACTION ITEMS..... Page 18

ADJOURNMENT Page 18

Next Meeting:

September 26, 2019

2019 HAC Schedule
Thursday, September 26
Friday, October 18 – Housing Forum
Thursday, November 21
Friday, December 6 or 13 - Luncheon



HOUSING ADVISORY COMMITTEE
Holly Tree Village
5335 SW Murray Blvd., Beaverton OR 97005
August 22, 2019 at 6:00 P.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. June 27, 2019, Meeting Minutes
- III. DISCUSSION - ORAL COMMUNICATIONS and MEMBER UPDATES**
- IV. EXECUTIVE DIRECTOR’S REPORT**
- V. STAFF REPORTS**
 - A. Financial Statements
 - B. Section 8 and Low Rent Public Housing
 - C. Affordable Housing
 - D. Programs and Special Projects
 - E. Report on Homelessness
 - F. Housing Affordability/Development Initiatives
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. RESOLUTIONS/ACTION ITEMS**
- IX. ADJOURNMENT**



I. ROLL CALL

II. ACTION – APPROVAL OF MINUTES

A. June 27, 2019 Minutes

III. DISCUSSION

MEMBER UPDATES

IV. EXECUTIVE DIRECTOR’S REPORT

The third draft of the Metro Bond Local Implementation Strategy (LIS) County was approved by the Board of County Commissioners on June 25th. Approval of the final LIS by Metro will take place in September, and then by the BOCC in September. The IGAs between Washington County/Housing Authority and Beaverton/Hillsboro as well as the Metro IGA are still being negotiated. The Phase One project was approved by the BOCC on June 18 and by Metro in July. Please see pages 17-18 of this packet for the regular update on the Metro Bond.

Ann Malfavon was hired as the rental assistance program manager. Previously, Ann worked five years for the Klamath Housing Authority as their rental assistance program manager – we are excited for her to join our team! The Spanish speaking occupancy specialist will be starting in August, and two more occupancy specialists will also be hired to replace staff who resigned.

The Housing Authority and Housing Department are currently undergoing six audits, and an additional internal audit of the Metro Bond by the County Auditor will occur in the second half of the fiscal year.

Housing conducted a lease up event for the Mainstream Voucher Program on August 5. It was so successful that the waitlist for these 45 vouchers is now closed.

The Section 18 Disposition process is ongoing. The letters requesting support from the Mayors of cities where Public Housing may be disposed were sent out; we are currently awaiting responses. Next will be environmental reviews and tenant meetings.

Thank you,

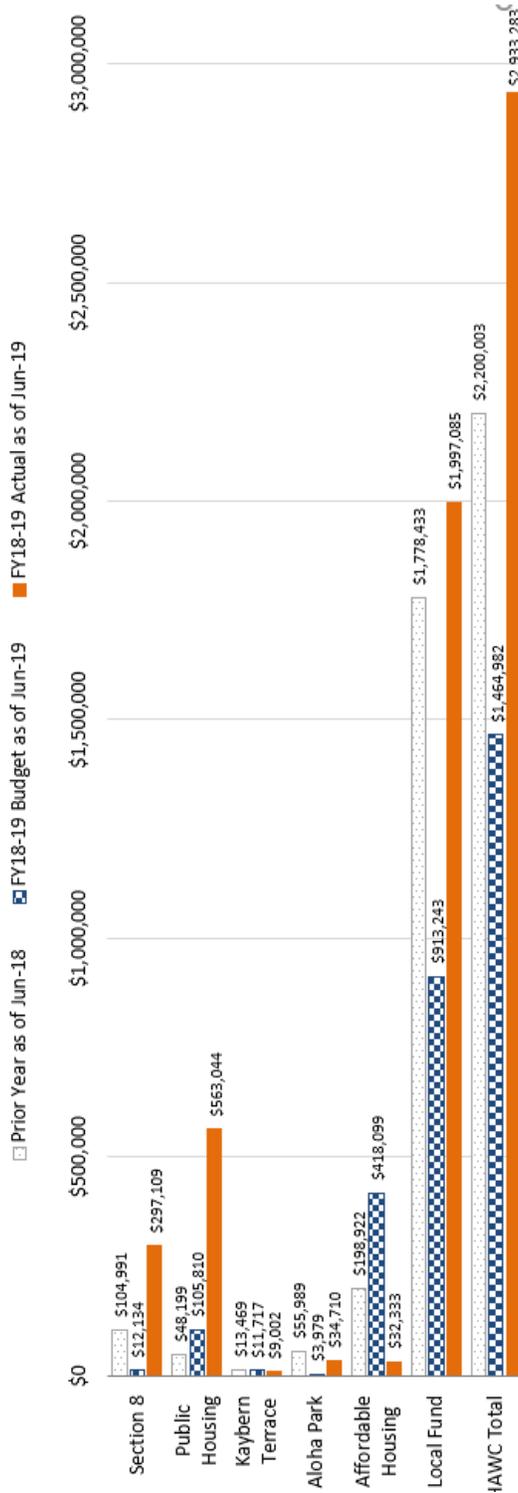
Komi Kalevor
Secretary/Executive Director



V. STAFF REPORTS
A. Financial Statement

1. Financial Report to the Housing Advisory Committee
June 2019

Cash Flow from Operations



For June FYTD, cash flow from Housing Authority operations of \$2,933,283 was favorable to budget by \$1,468,301 and favorable to the prior year by \$733,280.

Section 8 had positive cash flow from operations of \$297,109 which was \$284,975 favorable to budget, the positive variance from the budget is due to higher admin fee percentage (4%) in the current year and poration rate reconciliation for prior years.

Public Housing had positive cash flow of \$563,044 which was \$457,234 favorable to budget. The positive variance is due to additional HUD grants and maintenance staff costs that have been allocated to the Noble House project, which was paid by the Department of Health and Human Services.

Kaybern Terrace had positive cash flow of \$9,002, unfavorable to budget by \$2,715 and unfavorable to the prior year by \$4,467.

Aloha Park had positive cash flow from operations of \$34,710, favorable to budget by \$30,731 and unfavorable to the prior year by \$21,279.

Affordable Housing had positive cash flow from operations of \$32,333, unfavorable to budget by \$385,766 and unfavorable to prior year by \$166,589. The unfavorable variance is due to higher repair and maintenance expenses than budget amount, management is conducting property physical assessment and plan to schedule major improvements in order to reduce repair and maintenance expenses.

Local Fund had positive cash flow of \$1,997,085, favorable to budget by \$1,083,842 and favorable to the prior year by \$218,652. The favorable variance is primarily due to higher cash flow distribution from Quatama Housing Limited Partnership, which the Authority holds a 50% limited partner interest in the limited partnership.



V. STAFF REPORTS
B. Section 8 and Low Rent Public Housing
1. Section 8 Waiting List
July 2019

Wait List Time Based on # of HH Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	358	144	162	83	48	33	7	4	3	1	843
Average Days	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556	1,556

Wait List Based on Gender					
Gender	Female		Male		Total
Total	599		244		843

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	9	27	216	8	489	43	51	843

Wait List Based on Ethnicity					
HH Ethnicity	Hispanic	Not Hispanic		Unknown	Total
	143	700		0	843

Wait List Based on HH Type					
Type	Disabled	Elderly	Family	Other	Total
	190	82	413	158	843

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



WASHINGTON COUNTY

OREGON

V. STAFF REPORTS

B. Section 8 and Low Rent Public Housing

2. Public Housing Average Vacancy Days

Fiscal Year-to-Date
July 2019

		Vacant Units This Month	Vacancy Days This Month	Average Vacancy Days Per Unit This Month		Total Vacant Units (FY cumulative total)	Total Vacancy Days (FY cumulative total)	Total Average Vacancy Days Per Unit (FY cumulative total)
FY 2017-18								
July	2017	2	32	16.00		2	32	16.00
August	2017	2	36	18.00	▲	4	68	17.00
September	2017	2	44	22.00	▲	6	112	18.67
October	2017	3	49	16.33	▲	9	161	17.89
November	2017	2	29	14.50	▲	11	190	17.27
December	2017	2	32	16.00	▲	13	222	17.08
January	2018	3	53	17.67	▲	16	275	17.19
February	2018	0	0	0.00	▲	16	275	17.19
March	2018	1	25	25.00	▲	17	300	17.65
April	2018	4	88	22.00	▲	21	388	18.48
May	2018	3	70	23.33	▲	24	458	19.08
June	2018	1	15	15.00		25	473	18.92
FY 2018-19								
July	2018	2	33	16.50		2	33	16.50
August	2018	0	0	0.00	▲	2	33	16.50
September	2018	2	28	14.00	▲	4	61	15.25
October	2018	3	68	22.67	▲	7	129	18.43
November	2018	1	22	22.00	▲	8	151	18.88
December	2018	2	46	23.00	▲	10	197	19.70
January	2019	1	33	33.00	▲	11	230	20.91
February	2019	1	18	18.00	▲	12	248	20.67
March	2019	1	23	23.00	▲	13	271	20.85
April	2019	1	10	10.00	▲	14	281	20.07
May	2019	1	10	10.00	▲	15	291	19.40
June	2019	1	27	27.00		16	318	19.88
FY 2019-20								
July	2019	0	0	0.00		0	0	0.00



V. STAFF REPORTS
B. Section 8 and Low Rent Public Housing
3. Operational Performance Measures

SECTION 8 AND LOW RENT PUBLIC HOUSING

- a) Section 8 Waiting List: HAWC’s waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 843 households on the waitlist for July (June report: 840).
- b) Public Housing Average Vacancy Days: Average vacancy days for the month of July 2019 was at 0 (June – 27). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 0 days through July 2019 (start of new fiscal year July 1); FY2018-19 year end cumulative vacancy days average was 19.9. HUD rates 20 days or below as an “A”.

- c) Occupancy Rates:
Public Housing: July 99.2% (June report – n/a)
Section 8: July 90.5% (June report – 90.5%)

We had 2,642 vouchers leased up in July (June report – 2,642). Our Annual Contributions Contract (ACC) is 2,918¹ vouchers, so we need to lease up 276 vouchers to reach our authorized capacity.

HAWC issued 26 vouchers in July. There are 74 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 99.69%². Our goal of budget authority is 95% minimum.

- d) 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 July, 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	0.54 hrs.	3 hrs.	24 hrs.
Routine WO's	1.45 days	3 days	25 days

¹ Although the housing authority has 2,918 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.



V. STAFF REPORTS
C. Affordable Housing

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: 97.0% (19 vacancies/629 units)

- a) Local Fund Properties (managed by HAWC and/or contractors) 92.3% (1 vacancies/13 units).
- b) Affordable Housing Properties (managed by Infinity): 96.9% (16 vacancies/524 units)
- c) Kaybern Terrace (managed by Infinity): 100% (0 vacancies/12 units)
- d) Aloha Park (managed by Infinity): 97.5% (2 vacancy/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.

MAINTENANCE ACTIVITIES

Turnovers:

- Maintenance turned over zero (0) Public Housing units.

Special Projects:

- Cleaning services were performed at two (2) Public Housing units.
- HVAC services were performed at one (1) Specialty Housing unit.
- Pest control services were performed at four (4) Public Housing units.
- Garage door repair services were performed at two (2) Public Housing units.
- Backflow testing services were performed at three (3) Public Housing units.
- Plumbing services were performed at one (1) Public Housing unit and one (1) Specialty Housing unit.
- Reported 147 year-to-date non-emergency work orders have been completed in an average of 11.61 days.
- Reported 100% of 5 year-to-date emergency work orders completed within 24 hours.



V. STAFF REPORTS
D. 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.

As of: 5/7/2019			Wait List Preference: Chronically Homeless		Wait List Preference: 30% MFI or Lower		Special Needs		Project-Based VASH	
Sponsor	Project	Location	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				
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 Locations	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				
	Totals:		15	15	144	112	25	25	13	10
	Total Awarded:		197							
	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.



Participant Information:

- Total current FSS households: 75
 - 60 Section 8 participants
 - 15 Public Housing participants
- Total Escrow Balance: \$379,822.39
- Highest Escrow Balances:
 - \$30,954 Section 8
 - \$22,039 Public Housing

Program Update

- FSS is taking names for the waitlist. The program has reached capacity of 75 participants.

HCV PROGRAM UPDATE

- Mainstream (non-elderly/disabled) Vouchers are being leased up
- Updated Section Eight Management Assessment Program (SEMAP) Certification and approved by HABOD on August 6, 2019



V. STAFF REPORTS
E. Report on Homelessness

PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES

- *HSSN Housing and Health Subcommittee* – On July 29 the subcommittee received presentations on the Metro Bond project proposal timeline for the cities of Beaverton and Hillsboro. Tuality Health Alliance provided information on services provided through their care coordination office that includes rent assistance and other non-medical reimbursable costs that help an individual to maintain health. Work is focused on developing supportive housing through a multi-system approach to include housing, social services and health care in alignment with the goals and strategies outlined in *A Road Home* and the *Tri-County Equitable Housing Strategy* report. <https://www.co.washington.or.us/Housing/EndHomelessness/hssn.cfm>
- *Tri-County Equitable Housing Strategy to Expand Supportive Housing for People Experiencing Chronic Homelessness* implementation is being carried out by the HSSN through leveraging public and private funds, in addition to 100 units identified in the Washington County Metro Bond Implementation Plan. Komi Kalevor presented a FY2019 CoC Program grant project proposal to fund 12-units of Permanent Supportive Housing (PSH) by expanding Shelter Plus Care. <https://www.csh.org/resources/tri-county-equitable-housing-strategy-to-expand-supportive-housing-for-people-experiencing-chronic-homelessness/>
- *Clover Court* is a 6-unit new construction project under development. Units are framed and interior construction is in process with anticipated tenant leasing by November 1, 2019. An open house will be scheduled in late October or early November. <https://www.co.washington.or.us/housing/proposed-clover-court-development.cfm>
- *Meyer Memorial Trust Application* submitted by Josh Crites requests \$250,000 to provide flexible dollars supporting tenants with housing stabilization services for homeless participants in the Shelter Plus Care program, a permanent supportive housing program serving homeless individuals and families. A briefing with Meyer Memorial Trust staff is planning in late August.

HOMELESS SYSTEM FUNDING, REPORTING AND ACTIVITIES

- *Federal Longitudinal Systems Analysis (LSA)* is a new HUD data-driven system performance data system that replaces the Annual Homeless Assessment Report (AHAR). The new LSA informs HUD and Congress how people experiencing homelessness use local homeless systems. The data provides analytical abilities to make performance-based decisions to target housing and services to address vulnerable populations - especially those experiencing long-term homelessness – and prioritize projects that result in permanent housing (PH) exits. New dashboard reporting is now available online to demonstrate the efforts of our local community partners <https://www.co.washington.or.us/Housing/EndHomelessness/system-performance.cfm>



Exits to Permanent Destinations Trend

Number of households that exited from the homeless system and percent that exited to permanent destinations within each of the past three years.



- *FY2019 CoC Program Application* will seek \$4.2M in renewal and new funding to provide housing and services. A Request For Proposal (RFP) was released on July 11, with final project selection and ranking performed by the HSSN Workgroup on August 9. The competitive application has increased the value of points given to system level performance, and how projects support performance outcomes. Approval to submit the application will go before the Board of County Commissioners on September 17. Updates to the application will be posted online at <https://www.co.washington.or.us/Housing/EndHomelessness/homeless-programs-and-events.cfm>
- *HUD On-Site Monitoring of CoC Program 24 CFR Part 578* will occur the week of August 19. Portland HUD Field Office staff will be monitoring Washington County’s compliance to include financial administration of CoC Program funds, policy, and procedures. On-site monitoring of the CoC Program funded “Safe Haven” project will be conducted with Luke-Dorf, Inc. staff.

EDUCATION AND COMMUNITY ENGAGEMENT

- *Here Together* is a nonprofit organization working in collaboration with service providers, local government, businesses and the philanthropic community to significantly reduce homelessness in the tri-county region by promoting solutions that work. Here Together presented their mission and goals at the July 18 meeting of the Homeless Plan Advisory Committee. <https://heretogetheroregon.org/>

STAFF REPORTS

F. 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.

HOUSING DEVELOPMENT

Staff

Komi Kalevor is the department Director. He has over 25 years of affordable housing experience, including Low Income Housing Tax Credit (LIHTC) program administration,



banking, loan underwriting, and project management. Mr. Kalevor monitors the affordable housing development projects in our pipeline.

Shannon Wilson is the Housing Development Coordinator. She oversees acquisition of surplus and foreclosed property for conversion to affordable housing, facilitates the production of Washington County's Metro Bond projects, and coordinates essential communication with the State, other jurisdictions, funding entities, and local developers.

Melisa Dailey, as the Affordable Housing Program Coordinator, facilitates awareness of affordable housing tools and strategies and participates on teams that discuss and review affordable housing policy within Washington County. She also oversees the Nonprofit Corporation Low-income housing property tax exemption (ORS 307:540-548) for Washington County and will work with Ms. Wilson to produce Metro Bond projects.

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 scheduled 2019 ordinances are:

◇ 2019 Ordinance Work Program

- Revise/update ADUs
- Revise Cluster Housing Standards
- Revise/Update Planned Development Open Space standards
- Residential density bonus for affordable units in mixed/market developments plus other possible incentives

Washington County Community Development Code (CDC): Changes in 2018

Ordinance 832 - Portions of the Community Development Code (CDC) needed to be updated to better comply with Fair Housing best practices, as well as state and federal laws and regulations. Work in 2018 included updates to the County's group care definitions and requirements, including the list of group care types. The County also considered temporary day/overnight homeless shelter operations at religious institutions as a type of group care that serves populations entitled to Fair Housing protections. **(Approved at the Sept. 2018 BOCC meeting.)**

Ordinance 841- The ordinance is an alternative land use review option for certain regulated affordable housing and amends the CDC to provide both site development flexibility and density bonuses to encourage and facilitate regulated affordable housing development inside the Urban Growth Boundary (UGB).

Ordinance No. 841 provides an alternative land use review option that allows for the following:



- ◇ *Through Type II review –*
 - Density increase up to 30 percent
 - Building height increase
 - Lot dimension, setback and landscaping reductions
 - Increased flexibility in parking provisions
 - Waiver of limitation allowing residential uses only above ground floor non-residential uses (in certain districts where normally applies)
- ◇ *Through Type III review –*
 - Density increase up to 50 percent
 - Applicant’s proposal of alternatives to certain district provisions of the CDC, regarding building façades and parking areas/structures, when alternatives will otherwise provide for pedestrian-oriented/transit-oriented design
 - Exemption from certain denial criteria, consistent with exemptions for similar Type III uses

(Approved at the Sept. 18, 2018 BOCC meeting)

Ordinance 842- proposed limited amendments to the CDC to facilitate development of housing. The ordinance amended certain setbacks within three districts, corrects/clarifies standards of the Transit-Oriented: Retail Commercial (TO:RC) district related to day care facility classification and housing, reduces certain landscape area requirements, allows omission of sidewalk on one side of a private street in some cases, reduces minimum residential driveway widths, and updated related parking standards. **(Approved at the Sept. 18, 2018 BOCC meeting)**

HAWC Development Projects

Project Status: Under construction.

Willow Creek Crossing (Hillsboro)			
Housing Units: 120		Commercial: 1,725 SF	
38 Studio	71 1BR		11 2BR
Ownership: Partnership of Housing Authority/DBG		Total Project Costs: \$31.9M	
		Funding: \$4.6M LIFT; LIHTC; Conduit Bonds	
Project Update:			
<ul style="list-style-type: none"> Construction start: August 2018. July 31 – 72.3% complete. Recommended for \$300,000 grant by City of Hillsboro. Approved by City Council on 5/15. Award of \$500,000 in Transit Oriented Development funds from Metro is committed. Received \$250,000 grant for construction from Meyer Memorial Trust 			

Project Status: Under construction.

Fields Apartments (Tigard)			
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. July 31 – 15.52% complete. 			



Project Status: Finance closing in June 2020.

CDP Metro Bond Project (Tigard)			
Housing Units: 80		Project Based Vouchers: 8	VASH Vouchers: 8
0 Studio	25 1BR	45 2BR	10 3BR
Ownership: Partnership of Housing Authority/CDP		Total Project Costs: \$28.8M	
		Funding: Metro Bond; 4% LIHTC	
Project Update:			
<ul style="list-style-type: none"> • Concept endorsement from Metro approved in July 2019 			

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

SW 170th (Beaverton)	
4 Single Family Homes (Workforce Rental Housing)	
Ownership: Housing Authority	Total Project Costs: \$
Project Update:	
<ul style="list-style-type: none"> • Properties are Washington County surplus land • 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: Completed. Lease-up is on-going.

Orchards at Orenco III (Hillsboro)			
Housing Units: 52		Project Based Vouchers: 8	
0 Studio	0 1BR	33 2BR	19 3BR
Ownership: REACH CDC / Housing Authority Limited Partner		Total Project Costs: \$14.8M	
		Funding: LIHTC; HOME; OAHTC; E Trust of Oregon	
Project Update:			

Project Status: Under construction.

Clover Court (Beaverton)	
6 Housing Units (Permanent Supportive Housing)	
6 Studios in 3 Duplexes	
Ownership: DHS/Luke-Dorf, Inc.	Total Project Costs: \$1.6M
	Funding: \$413,058 HUD; \$240,000 FHLB
Project Update:	
<ul style="list-style-type: none"> • Construction started in January 2019; completion estimated for July 2019. 	

Project Status: Construction closing in September 2019.

Red Rock Creek Commons (Tigard)			
Housing Units: 48		Project Based Vouchers: 23	
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% AMI; 8 units are for mental health housing in partnership with Luke-Dorf 			



Project Status: Had construction closing in August 2019.

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"> Rehabilitation project. Constructed in 1989. 			

Project Status: Construction closing in fall 2019.

Cedar Grove (Beaverton)			
Housing Units: 44		Project Based Vouchers: 8	
0 Studio	1BR	2BR	3BR
Ownership: CPAH		Total Project Costs:	
		Funding: 9% LIHTC	
Project Update:			
<ul style="list-style-type: none"> Successful 9% NOFA application in August 2018 Washington County property 			

VI. OLD BUSINESS

HAC Housing Forum Update

VII. NEW BUSINESS

Metro Bond Update

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 Phase I projects are currently in progress. The Housing Authority's Phase I project was approved by Metro July.
- Washington County's local implementation strategy (LIS) was approved by the BOCC on June 25th; final LIS approval by Metro Council will be in September
- The IGAs (Intergovernmental Agreements) are in draft format; plan to go the Board of Commissioners for approval in September/October
- Program roll out is late fall 2019

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

Link to Washington County's Bond website:

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

IX. ADJOURNMENT