

# Housing Authority of Washington County

## Department of Housing Services

### *Report to the Community*

### *December 2019*



Tigard Phase I, Regional Affordable Housing Bond Project

*Providing a continuum of  
affordable housing options that  
promote community strength*



**WASHINGTON COUNTY**  
**OREGON**



## Letter from the Chair and Executive Director

Hello Washington County,

The Housing Authority of Washington County (HAWC) and the Department of Housing Services are proud to present to you our second Community Report, which looks at our successes during Fiscal Year 2018-2019. In November 2017, we published our first *2017-2027 Strategic Plan* which lays out goals and strategies to continue to provide services and housing to our constituents, as well as ways to increase and expand the work that we do. We are currently meeting or exceeding our targets for goal and performance outcomes.

In 2018, voters passed the Affordable Housing Metro Bond. The Intergovernmental Agreement between Washington County and Metro is now signed. We anticipate issuing a Notice of Funding Availability in early 2020 which will enable the important work of building over 1,316 units of affordable housing in Washington County to begin. The cities of Hillsboro and Beaverton are 'entitlement cities' (i.e. cities with population of 50,000 or more) and have their own Metro bond allocation to develop 284 and 218 housing units, respectively, which leaves 814 units to be developed in the remainder of the County that is within the Metro Service District.

We are working with Community Development Partners on a Metro Bond-funded project in Tigard. This project, also called our Phase I, will be 81 units of affordable housing with 33 units for those whose incomes are at or below 30% MFI.

Prior to the Metro Bond, HAWC partnered with DBG Inc. to develop Willow Creek Crossing, 120 new units of affordable housing in Hillsboro, which started lease up in October 2019. Similarly, The Fields Apartments in Tigard, also with DBG Inc. will provide 264 units of affordable housing which are on track for lease up in Summer 2020. A major housing success story this year is the completion of Clover Court, a community based 6-unit affordable housing providing individuals who have experienced homelessness and are addressing mental health issues with a safe and stable place to live.

This past fiscal year brought about many exciting changes for the Housing Authority in relationship to our HUD funded programs. HAWC applied for HUD's Moving to Work (MTW) demonstration program. MTW would allow the Housing Authority to explore ways to serve more households and become more efficient with federal funds. HAWC is also preparing an application to HUD for a program called Section 18 Disposition. Section 18 allows housing authorities to sell older public housing units that are costly to maintain and operate. Affected program participants will be issued Tenant Protection Vouchers (TPV's), similar to Section 8, to find housing from private landlords. There will be no net loss of housing because HAWC will provide program participants with TPV to find housing and purchase newer multifamily public housing units from sale proceeds –actually, a net increase in affordable housing resources for the County.

HAWC understands that our work does not stop at federal housing programs. Homelessness and economic security are important issues within our community. Our department continues the important work of addressing homelessness through our HUD Continuum of Care programs and our developing partnerships with the healthcare industry. Department staff successfully applied for and received a \$250,000 grant from Meyer Memorial Trust to fund a pilot project that brings extra services to the most vulnerable homeless in the County.

Finally, to ensure long-term success of those in our community we operate two programs called Health



## Housing Authority Advisory Groups

Careers Northwest (now renamed Housing Plus) and the Family Self Sufficiency Program (FSS). The FSS program assists several hundred housing program participants in saving for a car, college or a home. Housing Plus provides career coaching to help our clients find meaningful work and careers.

Thank you to our Board of Commissioners/Housing Authority Board of Directors for their support of the work we do; and thank you to our Housing Advisory Committee for their engagement and guidance. We look forward to achieving our goals and reporting on our continued successes.

Sincerely,



Komi P. Kalevor  
Executive Director



Kathryn Harrington  
Board Chair

### Housing Authority Board of Directors

Kathryn Harrington, Chair  
Roy Rogers, Vice Chair  
Dick Schouten, Commissioner  
Pam Treece, Commissioner  
Jerry Willey, Commissioner  
Caroline Roper, Housing Authority Resident  
Adolph A. Valfre, Jr., Member at Large

### Housing Advisory Committee

Sid Scott, Principal, SEA Architecture, HAC Chair  
Ben Sturtz, Development Manager, REACH CDC, HAC Vice Chair  
Dave Bachman, Cascade Property Management  
Melinda Bell, Housing Authority Resident  
Vince Chiotti, Retired Affordable Housing Professional  
Sheila Greenlaw-Fink, Executive Director, Community Housing Fund  
Katherine Galian, Director of Family & Community Resources, Community Action  
Jason Hitzert, Chief of Staff, Representative Gorsik  
Cindi Otis, Support Worker for Disabled/Elderly  
Charri Schairer, Urban Planner, Tualatin Valley Park and Recreation District  
Sig Unander, Writer/Journalist  
Gary Whiting, Real Estate Professional



## Introduction

We write this year to catch you up on the news from the Housing Authority of Washington County (HAWC) and the entire Housing Services Department. This is also a chance to reflect on our organization's work, values and what it takes to get it done. We cannot accomplish the work we do without our staff, partners and strong support from our elected officials and County Administration.

Our organization's work is guided by our mission, a simple statement but complex in implementation: **"Everyone in Washington County has a safe, decent and affordable place to call home"**

Our organization works tirelessly on this goal in several ways. **First**, we pay rent to private landlords. Our Housing Choice Voucher allows us to do that. This is the largest affordable housing program in Washington County and currently allows 2,650 Washington County families to have a place to call home every night. **Second**, we also help to house around 200 hard to house individuals and families who were homeless through our HUD Continuum of Care programs. **Third**, we house another 244 families in our Public Housing programs. **Fourth**, we own around 650 units of affordable housing that serves low to moderate income families throughout Washington County. While our organization serves thousands of families each year, we realize the supply is not close to meeting the demand. Every day, we receive heart-breaking stories and respond with compassion to households that we simply cannot serve.

"Hi my name is Delores, I've been homeless since October 4th when my abusive ex-boyfriend locked me out after beating me up and throwing from the 3rd story window of our apt that we shared for 8 years. I've acquired end stage renal kidney failure and congestive heart failure I'm now going thru dialysis and hoping for a kidney transplant in the next 6 months Which without a place to go I can't receive the kidney that my living donor wants to give me, But as of now I have nowhere to go and I can't continue dialysis to save my life being outdoors. I need help I don't know what to do and I don't want to die at the young age of 42 being outside with no kidneys high blood pressure and congested heart failure. PLEASE HELP ME. I HAVE NO WHERE TO GO AND NO ONE TO TURN TO"

*Email to HAWC September 9, 2019- Name Changed for Privacy*

Challenges and limitations in affordable housing and homeless services are inherent. The Department of Housing and Urban Development is not funding the voucher program in a way that allows us to utilize all our vouchers. Currently, over 250 vouchers are not being used because of the high costs of rents in Washington County and HUD's inflation factor does not keep up. Washington County now has a higher per unit cost than Home Forward, the housing authority for the City of Portland. As an organization and a county, we have to make critical decisions in 2020 about the way we serve Washington County residents with the voucher program and ask, "Do we thin the soup or continue to take chairs away from the table?" At the current rate, HAWC is projected to have hundreds of more unfunded vouchers in future years.

Hi, my name is Shawna and I'm currently homeless well me and my boyfriend Dan we cant seem to catch a break and just need something stable to get us back on our feet its exhausting

*Email to HAWC- September 6, 2019- Name Changed for Privacy*



## Introduction

There are challenges that continue to face our organization and our community in relation to providing true Permanent Supportive Housing (PSH). We understand that the most vulnerable in our community need more than just a place to live. The deep level of services and subsidy necessary to make PSH successful are challenging to fund. We also understand that years of inequity and injustice has led to the marginalization of communities of color and other underrepresented populations in our community. Innovative thinking, partnerships and collaboration will be integral to our ability to meet this growing challenge.

We also understand that there will be, and should be, increased scrutiny on the affordable housing and homeless fields. This is important because our community expects us to operationalize and effectively utilize the resources that have been provided. In the next 5-7 years, over \$116 M of tax payer-funded bonds will flow through the County to build 814 units of affordable housing. We are also leveraging investments from industries and foundations that have historically never invested into affordable housing and homelessness. The public expects us to respond to these investments with the same high standards that we have with our HUD-funded programs. We feel confident in saying that we are ready for this.

The work that we will be embarking upon in 2020 and future years takes all of you. Elected officials, foundations, lenders, investors, landlords, architects, planners, builders, construction workers, financial advisors, auditors, attorneys, grant writers, and other housers. You make our work possible. Your support, assistance, and ability to challenge and push us, make us better. On behalf of our staff, we are thankful for you.

We must highlight the nearly 40 staff in our small but mighty department who help fulfill our mission. This includes maintenance staff who ensure that our properties are kept in good shape and blend seamlessly into their communities. We have an asset management team who reviews long waitlists, inspects properties and meets federal regulatory guidelines, as requested by HUD. Our rental assistance team manages a complex voucher waitlist, ensures that only those who qualify receive assistance, inspects units to ensure they are safe, decent and sanitary, works with landlords throughout Washington County, and recertify income. Our finance team goes well beyond their scope of ensuring our funders are satisfied and assist with HR processes, contracting and organizational strategy. We have staff who assist our participants with finding jobs, going to college and reaching their full potential. Perhaps most importantly, we have receptionists who greet with dignity, respect and kindness, those who we often cannot serve.

It is because of our staff and our many partners that we feel confidence and resolve as we head into the end of 2019 and towards a new year. On behalf of our staff, we hope your year is peaceful and meaningful.

“Hello, I currently live in Hillsboro. I’m a single parent of one with an income of \$28,000 per year. The majority of my monthly income goes towards my rent and every month I am stressed financially and emotionally.... Can you please direct me or tell me how to get into a SAFE, Nice apt community with my daughter?...”

*Email to HAWC August 27, 2019*



## Voucher Programs

Many misconceptions exist regarding individuals and families who receive voucher assistance. One of the largest misconceptions is that voucher holders are unemployed when in fact voucher holders are often the working poor:

- 32% of voucher householders are employed.
- 58% of our voucher holders are disabled and therefore have limited income.
- 821 households are female head of households with children.
- In Washington County, an hourly wage of \$28.75 is needed to afford a 2BR apartment at HUD's Fair Market Rent (FMR) of \$1,495. The FMR is approximately 10% less than median rents.

### Housing Choice Vouchers aka Tenant Based Vouchers

Housing Choice Vouchers (granted by HUD): 2,918<sup>1</sup>

Housing Choice Vouchers (allocated to households as of June 30, 2019): 2,642

VASH Vouchers: 167 (included in 2,918 HCV total)

Mainstream Vouchers: 45 (included in 2,918 HCV total)

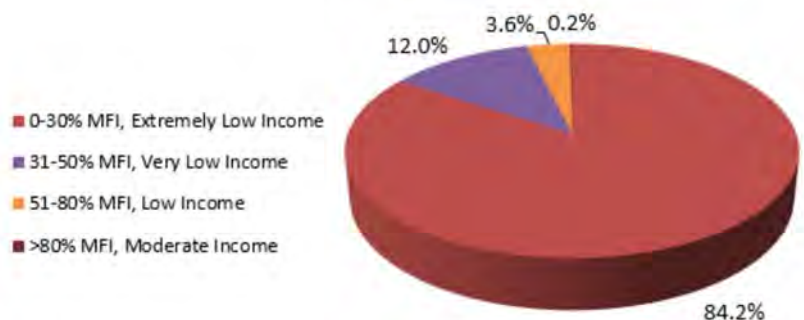
### Served by Vouchers (during FY 2018-2019)

Individuals: 6,598

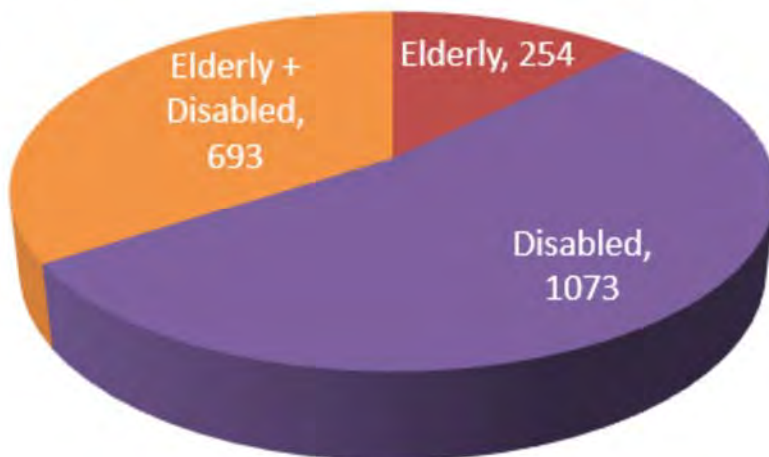
Disabled Individuals: 2,093 (31.6% of all individuals)

Households With Children: 996

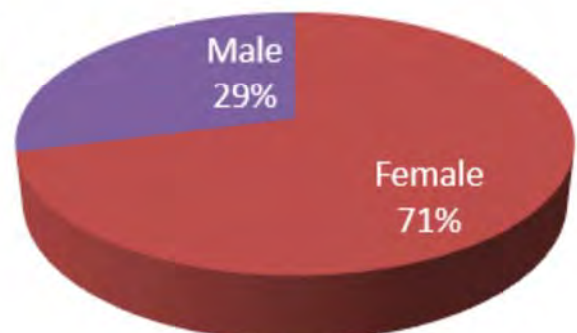
**Incomes of Assisted Households by Percentage of Voucher Holders**



### **Elderly and/or Disabled = 67% of All Voucher Households**

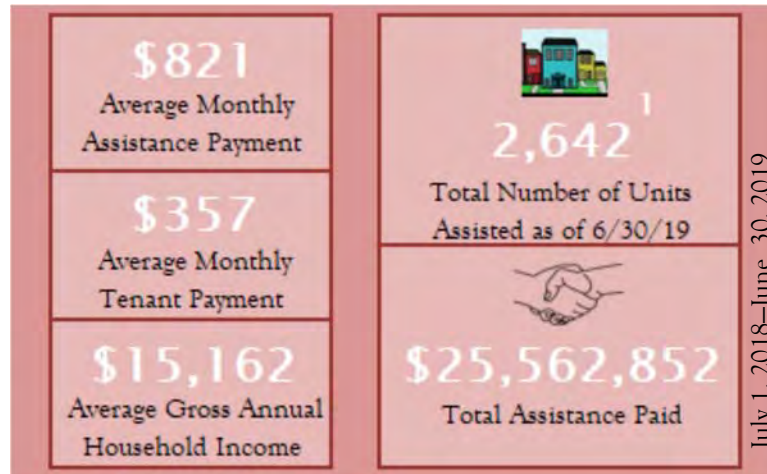


### **Head of Household Gender %**





## Voucher Programs



### Voucher Waitlist

HAWC's voucher waitlist last opened in 2015. Insufficient funding at the Federal level has resulted in a static number of vouchers that only serve 1/4 of the number of families who are in need of housing assistance. This results in the lengthy time period households remain on the wait list. The wait list decreased significantly from last year due to searching for qualified Mainstream Voucher applicants. If a household had incorrect contact information or was no longer in need of housing assistance they were removed from the waitlist.

# of Households on Waitlist: 840

#### Household Type

Disabled: 194

Elderly: 79

Family: 411

Other: 156

#### Head of Household

Male: 243

Female: 597

### Project Based Voucher Assistance

The primary difference between a Project Based Voucher and a Housing Choice Voucher (Section 8) is that with Project Based Vouchers the subsidy is tied to the property but a Housing Choice Voucher is mobile and the subsidy is tied to the client. The Housing Authority has:

- 165 PBVs allocated to 12 different affordable housing properties, as of 6/30/19
- 40 PBVs awaiting the completion of three projects in order to be utilized, as of 6/30/19
- 200 PBV will tentatively be approved by HUD over the next 5-7 years for Metro Bond-funded projects within Washington County.

PBVs generally serve households at 30% AMI or less, our lowest income citizens, who are anyone from a severely income limited senior citizen to a person successfully exiting homelessness.

<sup>1</sup>—PHAs may lease Vouchers up to the maximum allowed under their Annual Contributions Contract (ACC) with HUD, or until funding is expended. Because Washington County is a high cost area, funds are expended fully before the ACC limit is reached.



## Y.E.S. Support Programs

### Y.E.S.

Y.E.S. (You Experiencing Success) is a suite of programs that includes HUD's family self sufficiency program (FSS), an individual development account (IDA) savers program, and a health occupations training program.

### FSS

FSS is a five-year voluntary program designed to help low-income families, currently receiving housing assistance, attain economic independence by offering education, planning and community support.

The FSS program requires the head of household enter into a contract of participation for five years with a personalized set of goals to improve their circumstances and become independent. Our participants include small business owners, county employees, state & city employees, nursing students, a firefighter and more.

- Number of Families enrolled in 2019: 77
- Number of Graduations in 2019: 12
- Number of Participants No Longer on Assistance: 2
- Escrow Paid Out: Over \$174,000
- Number Who Earned Technical/College Degrees: 0
- Number Enrolled in IDA Saver Account: 14

### Health Careers Northwest (transitioning to Housing Plus)

The Housing Authority has active partnerships with universities and services partners to help households who are on TANF, SNAP, or Medicaid, become job-ready in healthcare fields and move towards greater self-sufficiency. The Health Careers Northwest (HCNW) program, funded with a Department of Health and Human Services 5-year Health Profession & Opportunity Grant and administered in partnership with Work Systems, Inc., is helping 25 households in Washington County with career coaching, career exploration, training, and job search and placement assistance in healthcare fields such as nursing, phlebotomy, and radiology; a total of 119 people have enrolled in the program over four years.

As Health Careers Northwest nears the end of its funding cycle occurring in Sept. 2020, The Housing Authority is transitioning this successful program into Housing Plus which will have a broader range of educational programs for the clients to participate in as well as more career development resources and support services.

**FSS 2019 Achievements:** The Peyton Family graduated by reaching their homeownership goal. They purchased a 1,902 SF 4BR/3.5BA townhome in Washington County through Proud Ground, with a mortgage of \$253,400 and an affordable \$1500/month mortgage. This family paid their upfront costs with their \$12,000 CASA Individual Development Account, which matched \$9,000 to their \$3,000 savings. They completed homeownership counseling through African American Alliance for Homeownership. This family is now assistance free!

Ms. Davis, a licensed Massage Therapist, graduated from FSS this September. She grew and stabilized her business while on FSS for the past five years. She opened a brick and mortar location two years ago and graduated with \$30,000 in her escrow account.



## Y.E.S. Support Programs

### Housing Plus

Housing Plus is an enhanced and updated program based on Health Careers Northwest. The new program connects work-able housing clients and future clients with career development services, occupational skills training, and job placement assistance to provide a path to family-sustaining jobs in high-demand occupations including healthcare, high-tech, manufacturing and construction.

The Housing Plus program will utilize the Aligned Partner Network (APN) developed by Worksystems, Inc., to connect program participants with proven career development resources. The APN consists of over twenty-five public and community-based organizations, of which the Housing Authority of Washington County is a part.

Housing Plus will endeavor to access other client needs with a wholistic approach to identifying potential barriers to success and connecting clients with other community-based organizations and resources to create a unified network of resources and supports in a collaborative effort to help the family achieve their goals. (See resources/supports available in box at lower right.)

**Career assistance consists of helping the individual/family with the following:**

- ⇒ Recruitment into the Program
- ⇒ Career Development Coaching
- ⇒ Individual Career Plan
- ⇒ Integrated Resource Plan
- ⇒ Occupational Training Needs Assessment
- ⇒ Obtain Industry-Recognized Credentials
- ⇒ Job Seeking Skills to Obtain Employment
- ⇒ Obtain Employment with Family-Sustaining Wage
- ⇒ Develop and Improve Job Retention Skills

**Family-Sustaining Jobs  
in High Demand Occupations  
via**

- \* Career Development Services
- \* Occupational Skills Training
- \* Job Placement Assistance

**Career Development Resources  
through  
25+ Allied Partner  
Resource (APR) Providers**

**Ensure Success by Identifying  
Barriers and Matching  
Clients to Supports**

- \* Utility assistance
- \* Rent assistance
- \* Healthy food
- \* Mental health resources
- \* Childcare
- \* Debt and financial management services
- \* Home ownership
- \* Home repair & maintenance



## Low Rent Public Housing



**Public Housing**, originally purchased with federal funds, is owned and operated by the Housing Authority which acts as both the landlord and the case manager. Units are rented to any qualified individual or family based on the screening criteria established by both the local Housing Authority and State Law. Units are allocated based on the family size and composition. For example a single person would be placed only in a one bedroom unit while a family of five might qualify for a three or four

bedroom unit based on family composition and actual physical needs (age, relationship and gender). The program strives to maximize unit capacity while providing services to the greatest number possible but also avoid overcrowding the unit. The normal occupancy standard in Oregon is two people per bedroom plus one additional person for the overall unit.

The tenant portion of the rent is 30% of the tenant's adjusted gross income. The income calculation is based on their gross income, allowances for children and persons with disabilities, and allowable medical expenses. If a tenant has no income, they generally pay no rent and in fact will receive a utility allowance check to assist in the payment of their utility costs. There is a minimum rent of \$50 and a maximum rent called "flat" rent.

The Housing Authority currently owns 244 units throughout Washington County which consists of 112 single family houses and 132 multiplex units (duplexes or larger). Almost 840 people live in our Public Housing.





## Low Rent Public Housing—Section 18 Disposition

**Section 18 Housing Disposition**<sup>1</sup> The Housing Authority currently owns 244 Public Housing units in Washington County for which HAWC annually receives approximately \$2.0 M in capital and operating subsidy from HUD. HUD Operating Subsidies and Capital Funds are formula based, have been declining, and are expected to decline into the future.

The Public Housing Agency (PHA) must certify that the development or portion of the development it seeks to sell is no longer suitable for public housing and no reasonable program of modification is cost-effective for the development. The PHA must also certify that retention of the property is not in the best interest of the public housing residents; that disposition allows for the acquisition or rehabilitation of other properties that will be more efficiently or effectively operated as low income housing; and, that the disposition is in keeping with the PHA's mission. Given the reduction in federal funding, the current physical condition of the properties and reserves available for the program, it is estimated that financial operations will move into a negative cash flow within the next few years.

The Housing Authority received initial authority from the Housing Authority Board of Directors (HABOD) to sell 60 units of the PHA's single family home portfolio; HAWC will continue to engage the HABOD over the next five (5) years while completing due diligence for the sales. Application process factors to consider include:

- HABOD resolution that approves Housing Authority proposal to dispose of up to 25% of Public Housing units under Section 18 (Minute Order HA19-6 via approval of Public Housing Operating Plan)
- Local government support letter from mayors of jurisdictions where Public Housing unit to be disposed of is located (mailed October 2019)
- Capital and operating subsidy needs (ongoing)
- Application approval time by HUD
- Relocation of effected residents

Benefits for the PHA residents who will be required to relocate from designated units include:

- Less expensive utility costs. Residents currently pay for water, sewer, trash, and electric with a monthly cost of \$200-\$300/month.
- Issuance of a Tenant Protection Voucher (very similar to the Section 8 program) that allows them to select their own unit anywhere within the county
- Reduced or eliminated landscaping responsibilities

Benefits for the Housing Authority are a reduction of labor, material and contract costs; reduction of travel and vehicle costs; and, availability of funds that can be used for acquisition/rehab of replacement Public Housing multifamily properties and for maintenance and capital improvements of the remaining Public Housing portfolio.

<sup>1</sup>—The process and authority to engage in disposition of Public Housing is found in Section 18 of the United States Housing Act of 1937. HUD Notice PIH 2018-4, issued in March 2018, provides that public housing agencies (PHAs) may dispose of public housing with approval from the U.S. Department of Housing and Urban Development.



## Workforce Housing Portfolio

The Housing Authority of Washington County owns 643 **affordable rental housing** units located throughout Washington County. Most are financed with Housing Authority Bonds. All properties are owned and operated by the HAWC and accept Section 8 rental assistance. These units offer below market rate rents to households earning from 50%-80% of the Area Median Income (AMI). Approximately 1,300 people live in HAWC's workforce housing.



Aloha Park



Amberwood



NSP House

### Cornelius Village—Low-Cost Market Rental Apartment Acquisition



Cornelius Village is 14 units in Cornelius that will remain affordable in perpetuity due to purchase by the Housing Authority! There are four 2-bedroom and ten 3-bedroom units, all of which are affordable to those who make less than 60% of Median Family Income. This property was for sale on the public real estate market and operating with rents affordable for a family of four at 60% MFI who earns \$52,740/year. If it had been purchased by an investor, rents would have increased and very likely current residents would have been displaced or if they stayed, been rent burdened.

The Housing Authority is excited about preserving low-cost market rental apartments, and looks forward to the next opportunity.



## Housing Development Initiatives and Partnerships

Through partnerships with the public and private sector, the Housing Authority has facilitated development of over 2,000 additional units of affordable rental housing.

**Willow Creek Crossing Apartments** is 120 units of affordable housing in Hillsboro, built in partnership with DBG. The Housing Authority provided conduit bonds, and Washington County supplied the land by using remnant parcels remaining after completion of a road project.



Willow Creek Crossing, looking southeast December 2019



Willow Creek Crossing, looking northwest December 2019



## Housing Development Initiatives and Partnerships



The Fields, looking southwest December 2019

**The Fields Apartments** will be 264 units of affordable housing in Tigard and is currently under construction. It was developed in partnership with DBG Properties, LLC with the Housing Authority as a special limited partner. DBG has spent almost a year on grading the site due to the extreme slope. Vertical construction started in Summer 2019, and project completion is projected for the end of 2020.



The Fields, looking northeast October 2019



## Housing Development Initiatives and Partnerships—Metro Bond

**Metro Bond** On November 6, 2018, Clackamas, Multnomah and Washington County voters approved a \$652.8 M Metro Bond Measure 26-199. The bond will provide funds for the tri-county Metro jurisdiction to build 3,900 homes affordable for households that make 80% or less of the area median income. Oregon voters also amended the state Constitution to give local governments more flexibility to use bond dollars for affordable housing developments. Metro's estimates show that Washington County will receive \$188 million Metro Bond proceeds (in collaboration with entitlement jurisdictions of Beaverton and Hillsboro) to build 1,316 affordable homes within Washington County in the next seven years. The Intergovernmental Agreement between Washington County and Metro was approved by Metro Council on December 5, 2019; approval by the Washington County Board of Commissioners occurred on December 17, 2019. The Notice of Funding Availability anticipated release date is early 2020.

**Tigard Phase I Metro Bond Project** Community Development Partners (CDP) is developing 81 units of affordable housing on the corner of SW 72<sup>nd</sup> & Baylor in Tigard. Thirty-three of the units are for those at <30% MFI, and 16 of those units will receive assistance from eight Project Based Vouchers and eight VASH Vouchers. Unit mix is as follows: twenty-five are 1-bedroom, forty-six are 2-bedrooms, and ten are 3-bedrooms. Total development costs are \$32.6 M and include funding sources of \$11.4 M Regional Affordable Housing Bond, \$12.1 M 4% Tax Credits, and \$7.7 M Private Activity Bond Proceeds. The Center for Public Interest Design at Portland State University completed asset-based community engagement work to bring together service providers to serve residents of the building once it is complete. The Veterans Administration will also provide case-management services to Veteran residents utilizing VASH Vouchers at the site. The project features a variety of common gathering spaces to facilitate a sense of community.

Metro Bond Phase I Project—Schematic, Scott Edwards Architecture



CDP TIGARD TRIANGLE

SW 72nd Ave. & Baylor St.  
Tigard, OR  
17.1

S|E|A



## Efforts to End Homelessness

### A Road Home: Community Plan to Prevent and End Homelessness

On June 29, 2018, the Washington County Board of Commissioners approved the next phase of *A Road Home*, the County's ambitious and comprehensive plan to address the socioeconomic factors that lead to homelessness. Washington County Department of Housing Services (the "Department") is the lead agency that works in collaboration with more than 60 public, private and faith-based community organizations to implement the goals and strategies outlined in *A Road Home*.

### Homeless Funding for Shelter, Housing and Services

The Department is the continuum of care (CoC) lead agency responsible for a) coordinating a communitywide response to prevent and end homelessness through funds acquired by grant applications, b) allocation of these resources, and c) developing new partnerships to address gaps in resources. Funds administered by the Department during FY2018-19 include:

**\$3,639,344 Federal McKinney-Vento "CoC Program"** to provide rent assistance and services in transitional housing, rapid rehousing and permanent supportive housing, new construction of Clover Court Apartments, HMIS, and CoC Planning.

**\$334,040 State General Fund** to provide operations, staffing, and administration of nine (9) Severe Weather Shelters located in Beaverton, Cornelius, Forest Grove, Hillsboro, Sherwood, Tigard, and Tualatin.

**\$757,557 Washington County General Funds** to provide homeless prevention assistance, rent assistance, Community Connect program, and match funds for CoC Program administration and reporting.

### Severe Weather Shelters

#### Life-Safety For Those Least Likely to Engage in the Homeless System

The Department developed a *Severe Weather Shelter Response Plan* in 2008 to address the gap in emergency shelter for adult-only households. A network of nine faith-based organizations located throughout the County open their facilities from November-March each winter:

Beaverton Just Compassion Δ Old Town Church Δ Forest Grove UCC  
Safe Place for Youth Δ S.O.S. Shelter at Orenco Δ The Old Hall—St. Francis Δ Calvin Presbyterian Church  
St. Anthony's Catholic Δ Rolling Hills Community

#### DHS Involvement in Severe Weather Shelters

Financial Resources



Training



Oversight Coordination of winter shelters



#### Results Winter 2018-19:

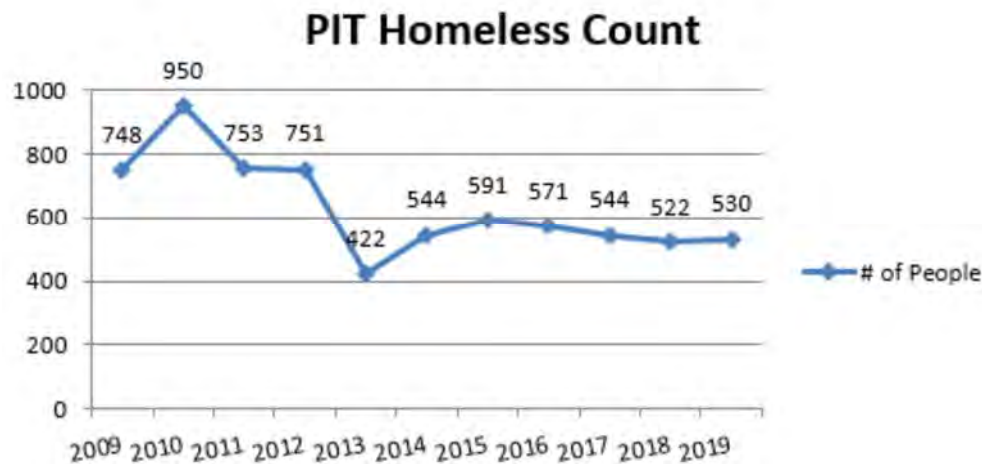
701 persons served



## Efforts to End Homelessness

### Homeless Trends

On any day, an estimated 1,000 people are experiencing homelessness in Washington County and receive basic needs of food, shelter and clothing through the support of community and faith-based organizations. Individuals and families experience episodic homelessness (brief periods lasting days to months) or long-term chronic homelessness (12 months or longer). Through the prioritization of permanent supportive housing resources for the highest need population with disabling conditions, a modest decline in chronic homeless people was reported in the January 2019 point in time (PIT) homeless census, although the need for permanent supportive housing far exceeds the available resources to serve this population.



The demographics of the homeless population living on the streets report higher numbers involved with institutional systems; e.g. jail, state mental hospital, and foster care. Increased public safety resources are being expended to address homeless camping and citizen inquiries.

- 142 homeless adults living on the streets engaged with the Washington County HOPE Deputy, 42% with criminal justice involvement. Cities of Beaverton, Hillsboro and Tigard employ law enforcement dedicated to address homelessness in their communities.
- 21% of CY2018 Jail Bookings reported as homeless population.

Eviction Court Cases Filed (By Calendar Year)	Number of Eviction Cases Filed
CY 2007	4,222
CY 2008	4,348
CY 2009	4,194
CY 2010	3,819
CY 2011	3,422
CY 2012	3,235
CY 2013	2,739
CY 2014	2,687
CY 2015	2,726
CY 2016	2,977
CY 2017	2,818
CY 2018	2,624

Source: Washington County Circuit

Community Connect is a coordinated entry system that utilizes standard assessment criteria to provide equal access to all people at risk or experiencing homelessness with referral to available homeless resources. In October 2016, the Community Connect system expanded prevention assistance access to households with a 72-hour eviction notice to prevent loss of housing.

- In FY2018/19, Community Connect assessed 2,121 households (5,309 people) at imminent risk or experiencing homelessness, an increase from 1,767 households in 2017-18.

Evictions in Washington County continue their 10 year decline.

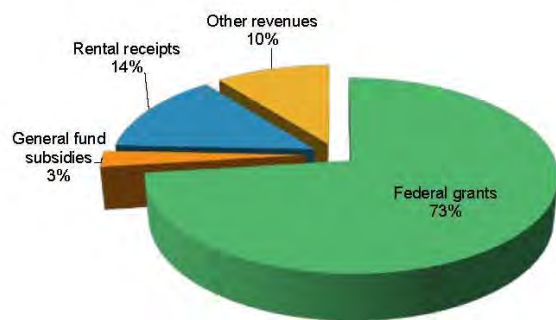


## Financials

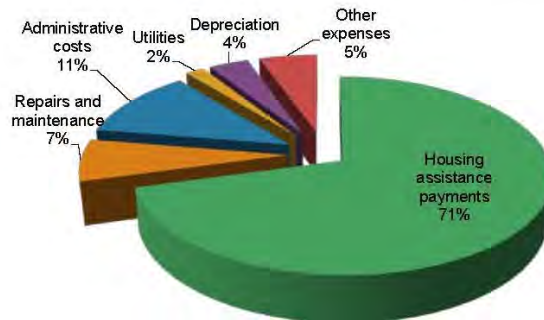
The Housing Authority and Department of Housing Services are on solid financial footing. For FY 2018-19, the change in net position is \$3,725,022 which is 60% higher than FY 2017-18. As shown below, the 5-year trends for revenue have increased over the last five years, as have most expenses.

Federal grants	Housing assistance payments	Total operating revenues	Total operating expenses	Change in net position
\$33,475,943	\$29,549,061	\$45,858,112	\$41,810,694	\$3,725,022
↑ 7%	↑ 3%	↑ 7%	↑ 5%	↑ 60%

	REPORT YEAR (2019)	PREVIOUS YEAR (2018)	% CHANGE	5 YEAR TREND
<b>OPERATING REVENUES</b>				
Federal grants	\$33,475,943	\$31,221,823	↑ 7%	
General fund subsidies	\$1,231,618	\$1,009,135	↑ 22%	
Rental receipts	\$6,295,140	\$6,158,319	↑ 2%	
Other revenues	\$4,855,410	\$4,458,147	↑ 9%	
<b>Total operating revenues</b>	<b>\$45,858,112</b>	<b>\$42,847,424</b>	<b>↑ 7%</b>	
<b>OPERATING EXPENSES</b>				
Housing assistance payments	\$29,549,061	\$28,596,504	↑ 3%	
Repairs and maintenance	\$2,917,215	\$2,809,556	↑ 4%	
Administrative costs	\$4,829,254	\$4,757,617	↑ 2%	
Utilities	\$725,162	\$714,478	↑ 1%	
Depreciation	\$1,536,626	\$1,509,186	↑ 2%	
Other expenses	\$2,253,376	\$1,297,601	↑ 74%	
<b>Total operating expenses</b>	<b>\$41,810,694</b>	<b>\$39,684,942</b>	<b>↑ 5%</b>	
<b>Operating income</b>	<b>\$4,047,417</b>	<b>\$3,162,482</b>	<b>↑ 28%</b>	
Gain on sale of assets	\$0	\$3,420	↓ -100%	
Investment in partnership	\$192,685	\$210,721	↓ -9%	
Interest on investments	\$367,880	\$5,844	↑ 6195%	
Interest and amortization	-\$1,529,683	-\$1,492,976	↑ 2%	
Capital contributions	\$646,723	\$443,217	↑ 46%	
<b>Change in net position</b>	<b>\$3,725,022</b>	<b>\$2,332,709</b>	<b>↑ 60%</b>	



Operating Revenues



Operating Expenses



## Our History

The Housing Authority was formed on August 4, 1970, by resolution of the Washington County Board of Commissioners. Its original mission was “providing housing assistance to low-income families of Washington County to the maximum extent of [its] fair share of available federal funding.” The Housing Authority began leasing units in 1972 under the Section 23 housing program, a predecessor of the Section 8 Certificate and Voucher programs. Over time, the Housing Authority expanded its repertoire of housing programs to include the Section 8 Housing Assistance Program, Public Housing, Moderate Rehabilitation, Substantial Rehabilitation and eventually Section 8 Vouchers in 1985.

The Housing Authority operated semi-autonomously from the Washington County government until 1992, when the Department of Housing Services was formed to administer Housing Authority activities and provide additional services, such as for people who are homeless, to better serve the residents of Washington County.



*The Housing Authority is a separate legal entity and contracts with the County to implement and administer the housing activities and services.*



## Looking Ahead

### Voucher Programs and Wait List

HAWC received 30 VASH Vouchers that became effective December 1, 2018, and another 15 VASH Vouchers became effective May 1, 2019. VASH Vouchers are issued to homeless veterans referred to HAWC by the U.S. Department of Veterans Affairs.

HAWC also successfully applied for and was awarded 45 Mainstream Vouchers in 2018; an additional 34 Mainstream Vouchers were awarded and will become effective January 2020. HAWC will search its existing voucher waitlist for households eligible for Mainstream Vouchers.

### Kaiser Permanente and the Metro 300 Project

Staff is collaborating with County Health and Human Services (HHS) and Kaiser Permanente on Metro 300, a project that will house homeless seniors with disabilities in the Portland Metro area. The goal of the program is to serve 300 individuals in the tri-county area.

In total, Kaiser will provide \$5.1 M dollars in funding. The money will go through the Regional Supportive Housing Impact Fund (RSHIF). RSHIF was recently created under the umbrella of Health Share which is the Coordinated Care Organization (CCO). RSHIF in partnership with Health Share is the agency making the grant.

Washington County will receive \$1.33 M dollars with the expectation of housing eighty (80) homeless, disabled seniors. The goal is to house these individuals before the end of 2020. The Housing Authority, who will provide a rental subsidy with these one-time funds, and a partnership with Health and Human Services ensures housing navigation and service coordination.

The Housing Authority will utilize a combination of a rapid rehousing approach, Mainstream Vouchers and Housing Choice Vouchers to ensure the long-term housing stability of the eighty (80) households once the Kaiser funds are expended.

### Meyer Memorial Trust Grant

In June 2019, the Housing Authority applied for a Meyer Memorial Trust grant to bring additional services to existing supported housing projects with partners including other county departments, Health Share and Medicaid on ensuring the maximum amount of allowable Medicaid dollars are drawn down in relation to Permanent Supportive Housing services (PSH).

HAWC was notified in November 2019 that we will receive \$250,000 over a two-year period. The first year of service funding will begin in 2020 with a payment of \$125,000. The second year will begin in 2021 with a second \$125,000 payment. HAWC will act as a pass-through agency for most of these funds utilizing existing supported services providers to fund necessary services for high cost/high need individuals in PSH units. The services will need to be community based and align with PSH service delivery models.



## Looking Ahead

### Homelessness—FY2019-20 Strategic Investments to Leverage Resources

- A. Stabilize severely-rent burdened households and increase economic supports.
  - i. Implement Metro HomeShare program that matches housing seekers with home providers who have a vacant room in their house.
  - ii. Braid together housing and employment programs that co-enroll homeless participants with Workforce Investment Opportunities Act (WIOA) programs.
- B. Tailor outreach and housing navigation services to those that are least likely to request assistance.
  - i. Increase number of persons exiting the Severe Weather Shelters to permanent housing through a Housing Navigator position.
  - ii. Convene stakeholders to address need for year-round adult-only shelter beds and investigate submittal of application in response to Oregon Housing and Community Services (OHCS) \$3.5 million Request For Proposal anticipated in 2020.
  - iii. Participate in national Built For Zero initiative focused on ending chronic homelessness using a By-Name List and Case Conferencing.
- C. Create new permanent housing and participate in regional efforts.
  - i. Coordinate with Here Together and other regional efforts to develop permanent supportive housing (PSH). The Washington County Local Implementation Strategy (LIS) identifies a capital investment to construct 100 units PSH; however, a gap remains with funding services. Implement regional plan entitled *Tri-County Equitable Housing Strategy to Expand Supportive Housing for People Experiencing Chronic Homelessness*. <https://www.csh.org/resources/tri-county-equitable-housing-strategy-to-expand-supportive-housing-for-people-experiencing-chronic-homelessness/>.
  - ii. Leverage the Housing Authority “Move-On” policy providing a Section 8 or Mainstream Voucher subsidy when the homeless individual no longer requires PSH.
  - iii. Provide rapid rehousing through alignment of Metro Affordable Housing Bond units.
  - iv. Align with Family Justice Center (FJC) and Domestic Violence Resource Center to expand Sojourner’s House project with additional 10-units of permanent housing to serve survivors of domestic violence.
- D. Reduce housing barriers for persons engaged with institutions of care.
  - i. Convene stakeholders to analyze and improve institutional discharge policy and plans.
  - ii. Create Reentry Housing program to support justice involved persons overcome housing and employment barriers.



## Acknowledgements

### *Housing Services Department Managers*

Gary Calvert, Asset Manager

Joshua Crites, Assistant Director

Melisa Dailey, Housing Program Coordinator

Annette Evans, Homeless Program Manager

Yaling Huang-Dressel, Housing Services Controller

Emily Nichols, Housing Program Coordinator

Shannon Wilson, Housing Development Program Coordinator

### *Authors*

Emma Briggs, Senior Accounting Assistant

Gary Calvert, Asset Manager

Annette Evans, Program Manager

Yaling Huang-Dressel, Housing Services Controller

Komi Kalevor, Executive Director

Peter Ladley, Occupancy Specialist

Vanessa Savage, Occupancy Specialist

### *Principal Author*

Melisa Dailey, Housing Program Coordinator









We also want to thank our partners who serve our housing clients and provide additional supports that stabilize families, so all Washington County residents have a stable place to call home.

Fax (503) 846-4795

Mitchell Lanza