

Housing Authority of Washington County

Department of Housing Services

Report to the Community

December 2020



The Fields Apartments in Tigard

*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 third Community Report, which looks at our successes during Fiscal Year 2019-2020. 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.

The implementation of the Affordable Housing Metro Bond is now in full swing in Washington County. The Notice of Funding Availability was issued in March 2020. Seven projects received approval in September 2020 representing 623 units of regulated affordable housing; and another 81 units are under production through the Viewfinder Phase I project in Tigard. In total, 704 units are in various stages of pre-development and construction activity and will provide 310 units for those whose incomes are at or below 30% MFI including 134 permanent supportive housing (PSH) units.

The Fields, an anxiously awaited HAWC partnership project with DBG Inc., is currently leasing up in Tigard. The project will supply 264 units of affordable housing adjacent to the Tigard Triangle with 128 1-bedroom units, 104 2-bedroom units, and 32 3-bedroom units. Turn to page 4 to see pictures of this beautiful new development!

This past fiscal year we have continued to work through the application process of two HUD funded programs: the Moving to Work (MTW) demonstration program and Section 18 Disposition. During the time allowed by a lengthy federal review period, we are taking the opportunity to solicit public input and address disparate impacts, racial equity, and partnership opportunities. MTW would allow the Housing Authority to explore ways to serve more households and become more efficient with federal funds. Section 18 allows housing authorities to sell older public housing units that are costly to maintain and operate. These programs would enable the Housing Authority to operate with fiscal prudence and responsible long term maintenance of properties.

We have so much work going on and we haven't even mentioned coronavirus! Our staff, many of whom are essential workers, have continued to provide excellent service during the pandemic to our housing clients both through the voucher team and the housing maintenance team. Additionally, HUD issued COVID-related funds which have helped immensely with a decrease in rental income due to some clients losing their jobs or experiencing a cutback in hours and income.

In other COVID-related news, Meyer Memorial Trust allowed us to pivot their \$250,000 grant from provision of services for existing supportive housing and maximizing Medicaid dollars to assisting service partners with COVID response operations. Some funds will still be used to build up service provider competency in permanent supportive housing services.

We continue to implement the Kaiser Metro 300 Initiative in partnership with Washington County's Department of Disabilities, Aging and Veterans Services (DAVs), Kaiser Permanente, Health Share of Oregon and Bienestar and are well on our way to assisting 80 houseless senior and disabled individuals find access to safe stable housing in Washington County.

Housing Authority Advisory Groups

We want to thank our Board of Commissioners and Housing Authority Board of Directors for their support of the work we do. We have greatly increased the number of agendas brought forward which translates into approval of programs, contracts, and development opportunities on behalf of the low income residents of Washington County. We also thank the Housing Advisory Committee for their engagement and guidance and welcome the new members brought on in 2020, and look forward to more successes in 2021!

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

Michael Savara, Member at Large

Housing Advisory Committee

Katherine Galian, Director of Family & Community Resources, Community Action, HAC Chair

Melinda Bell, Housing Authority Resident, HAC Vice Chair

Dave Bachman, Cascade Property Management

Vince Chiotti, Retired Affordable Housing Professional

Sheila Greenlaw-Fink, Executive Director, Community Housing Fund

Jason Hitzert, Chief of Staff, Representative Gorsik

Cindi Otis, Support Worker for Disabled/Elderly

Sid Scott, Principal, SEA Architecture

Ben Sturtz, Development Manager, BRIDGE Housing

Sig Unander, Writer/Journalist

Gary Whiting, Real Estate Professional

Balen Younis, Minority Group Representative

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 Grand Opening, February 2020

Housing Development Initiatives and Partnerships



The Fields, looking northeast (11/8/20)

The Fields Apartments are 264 units of affordable housing in Tigard. The project is leasing up the last quarter of 2020. It was developed in partnership with DBG Properties, LLC with the Housing Authority as a special limited partner. A virtual grand opening filming event took place on December 9, 2020.



The Fields, looking northeast (11/8/20)

Housing Development Initiatives and Partnerships—Metro Bond

Metro Bond On November 6, 2018, Clackamas, Multnomah and Washington County voters approved the \$652.8 million Metro Bond Measure 26-199. Washington County will receive \$188 million of 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 Notice of Funding Availability (NOFA) was released in March 2020, and concept approval was granted by the Board of County Commissioners in September 2020. Read more below about the Viewfinder, Washington County's Phase I project, as well as the seven projects approved to receive funds through Washington County's Affordable Housing Bond NOFA.



Viewfinder (Phase I)—under construction
(11/20/20)

Viewfinder (Phase I) Community Development Partners (CDP) is developing 81 units of affordable housing on the corner of SW 72nd & 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 and \$19.8 leveraged funds. The Center for Public Interest Design at Portland State University completed asset-based community engagement work to bring together service providers for the residents. 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. Construction started in June 2020 and completion is estimated to be October 2021.

Plaza Los Amigos REACH and Bienestar are collaborating to develop 113 units of affordable housing on North Davis Street in Cornelius. Twenty-six of the units are for those at <30% MFI, and 16 of those units will receive assistance from Project Based Vouchers. Unit mix is as follows: forty are 1-bedroom, sixty-one are 2-bedroom, and twelve are 3-bedroom. Total development costs are \$39.2 M and include funding sources of \$12.8 M Regional Affordable Housing Bond and \$26.4 M leveraged funds. Sequoia Mental Health Services and LatinoBuilt will provide resident services.



Plaza Los Amigos, Plan View

Housing Development Initiatives and Partnerships—Metro Bond



The Aloha Project, Plan View

The Aloha Project BRIDGE Housing Corporation is developing 82 units of affordable housing in Aloha on SW 174th. It is developed in partnership with Hacienda CDC as the project's service provider. Thirty-three of the units are for those at <30% MFI (40% of total units). Unit mix is as follows: seven studios, twenty-four 1-bedroom, and fifty-one 2-bedroom. Total development costs are \$27.9 M and include funding sources of \$10.2 M Regional Affordable Housing Bond and \$17.6 M leveraged funds. This project provides the opportunity for in-fill development well-located near high-frequency transit, parks, schools and jobs for the target population of individuals and families.

Basalt Creek Community Partners for Affordable Housing (CPAH) is developing 116 units of affordable housing in the Basalt Creek area of Washington County on Boones Ferry Road. Forty-seven of the units are for those at <30% MFI, and 8 of those units will receive assistance from Project Based Vouchers. Unit mix is as follows: fifty-six 1-bedroom, forty-two 2-bedroom, and eighteen 3-bedroom. Total development costs are \$43.6 M and include funding sources of \$14.3 M Regional Affordable Housing Bond and \$29.3 leveraged funds. Community Action and Centro Cultural will provide case-management services. The site is the only land within the Basalt Creek area zoned for multifamily development in the Basalt Creek Comprehensive Plan and will consist of three newly construction, nearly identical three-story apartment buildings and one community building.



Basalt Creek, Schematic



South Cooper Mountain Project, Plan View

South Cooper Mountain Project BRIDGE Housing Corporation, along with service partner Hacienda CDC, is developing 75 units of affordable housing in a high opportunity area of South Cooper Mountain near Mountainside High School. Fourteen of the units are for those at <30% MFI. Unit mix is as follows: twenty-nine 1-bedroom, thirty-nine 2-bedroom, and seven 3-bedroom. Total development costs are \$28.1 M and include funding sources of \$8.7 M Regional Affordable Housing Bond, and \$19.4 M leveraged funds. This project is in collaboration with the City of Beaverton.

Housing Development Initiatives and Partnerships—Metro Bond

Forest Grove Family Housing Project DCM Communities is developing 36 units of affordable downtown Forest Grove and will also provide turnkey development services to the Housing Authority as the post-construction owner. Eight of the units are for those at <30% MFI and will be served by eight Project Based Vouchers. Unit mix is as follows: six 1-bedroom, twenty-four 2-bedroom, and six 3-bedroom. Total development costs are \$11.0 M and include funding sources of \$3.8 M Regional Affordable Housing Bond and \$7.2 M leveraged funds. Bienestar, Sequoia Mental Health, and Latino-Built are community-based partners and services providers. Construction will start by the end of 2020 and estimated completion is the end of 2021.



Forest Grove Family Housing Project, Schematic



Terrace Glen Project, Schematic

Terrace Glen Related NW is developing 144 units of affordable housing in Tigard across from Washington Square Mall, and they will partner with the Housing Authority for cost-efficiencies. Forty-three of the units are for those at <30% MFI and will be served by three Project Based Vouchers. Unit mix is as follows: thirty-six studios, thirty-five 1-bedroom, fifty-eight 2-bedroom, and fifteen 3 & 4-bedroom. Total development costs are \$48.3 M and include funding sources of \$17.5 M Regional Affordable Housing Bond and \$30.9 M leveraged funds. Home Plate Youth Services, Immigrant Refugee Community Organization (IRCO), and EngAGE are community-based partners and services providers.

Tigard Senior Housing Northwest Housing Alternatives (NHA) is developing 58 units of affordable housing for seniors in downtown Tigard. Twenty-three of the units are for those at <30% MFI, and all units will receive assistance from Project Based Vouchers. The unit mix is fifty-eight 1-bedroom units. Total development costs are \$19.2 M and include funding sources of \$10.2 M of Regional Affordable Housing Bond and \$12.9 M of leveraged funds. All of the units will be fully ADA accessible. The Veterans Administration, SAGE Metro Portland, and DAVS Washington County are community-based partners and service providers.



Tigard Senior Housing, Schematic

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 FY2019-20 include:

\$3,572,030 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.

\$794,401 Washington County General Funds to provide homeless prevention assistance, rent assistance, Community Connect program, and match funds for CoC Program administration and reporting.

Homelessness and the Coronavirus Pandemic (COVID-19)

Life-Safety and Prevention of Disease Transmission The Housing 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.

As the CoC lead agency, the department staffs the Mass Care and Shelter Branch in the Emergency Operation Center (EOC). In response to COVID-19, the department managed the early response and worked with community partners to:



Safe Sleep Tent Village, Summer 2020

- ⇒ Create a Washington County Respite Shelter for symptomatic and COVID+ persons, deploy sanitation equipment at strategic locations where homeless congregate, deliver care kits with public health information through outreach activities to **350 people** living in encampments and vehicles, extend winter shelters, and sustain capacity in the homeless response system by changing how we operate.
- ⇒ Develop and implement programs to protect high-risk populations and to prevent disease transmission for homeless populations funded by **\$1.7 million in County CARES Act**, for example, a low barrier 50-tent Safe Sleep Village, hotel vouchers, Safe RV Parking, and expand the capacity of Family Promise Shelter using a hotel-based shelter model.
- ⇒ Prepare for and respond to a second surge of COVID-19 anticipated during the winter months by developing a new Severe Weather Shelter model that provides 120-days of shelter at five shelter hubs each having 30-beds, and open a 10-bed shelter for hospital discharge referrals. The total cost is **\$1.5 million** comprised of grant funds that include:

Efforts to End Homelessness

\$256,152 EFSP	\$502,322 Washington County CARES Act funds (leverage)
\$520,000 ESG	\$45,000 City of Beaverton General Fund
\$100,000 Kaiser Community Fund	\$125,400 Oregon Emergency Housing Assistance (EHA) funds

Homeless System Transformation

“Built For Zero” and Community Improvement System Analysis 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). **The 2020 Point-In-Time Homeless Census (taken 1/22/20) reports an increase in chronic homeless with 149 people (139 in 2019), an increase in total homeless households with 491 households (423 in 2019), and an increase in the number of homeless persons was 618 (530 people in 2019).** Since 2014, the number of homeless identified through the PIT have remained relatively steady in the range of 522-591 and 2020 being the first time with over 600 people since 2012.

In February 2020, Washington County implemented *Built For Zero* to end chronic homelessness using a whole system approach built to drive reductions. Getting to zero using data-driven analysis of the system required expansion of outreach funding to provide geographic coverage resulting in a comprehensive by-name list of chronic homeless persons and a commitment from housing and service providers to case conference each person on the by-name list. During the first 10 months of implementation the average Inflow (newly identified) is greater than the Outflow (housing placement):

Inflow: 17.7 new chronic homeless persons identified, monthly average
Outflow: 12.3 chronic homeless persons move-in to housing, monthly average

An early analysis shows adding capacity for culturally specific services, increasing case management to support housing tenancy, and long-term rental assistance, are needed to fully implement system changes.

Preventing Homelessness With Legislative Policy and CARES Act Funds

The State of Oregon implemented an **eviction moratorium** from April 1-December 31, 2020. Landlords cannot evict tenants for nonpayment during this time, and tenants have grace periods to pay their landlords back. PSU and Community Alliance of Tenants conducted a survey in September 2020 that showed up to 35% of households owe back rent. On December 21, 2020, a new eviction moratorium was issued through June 30, 2021. Locally, OHCS identified via HB4401 a source of funds for both renters and landlords to help with unpaid rents. The moratorium has prevented thousands of people in Washington County from becoming homeless, beyond the normal evictions seen at the Washington County Circuit Court.

In addition, Washington County allocated \$4.8 million in rental assistance, \$3 million of utility assistance and \$120,000 of garbage utility assistance funded by the 2020 **CARES Act** and distributed by Community Action.

Eviction Court Cases Filed	2019/2020
July	275
August	252
September	284
October	246
November	239
December	234
January	286
February	250
March	98
April	5
May	12
June	17

Homelessness—Special Programs

Meyer Memorial Trust (MMT) Program

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, to ensure the maximum amount of allowable Medicaid dollars were drawn down in relation to Permanent Supportive Housing services (PSH). The services were to be community based and align with PSH service delivery models.

HAWC was notified in November 2019 that they would receive \$250,000 over a two-year period, but in 2020 Meyer Memorial Trust converted the funds to a grant because of COVID-19. The funds were distributed to the service partners to help with operations to respond to COVID. The Housing Authority retained a portion of the funding and will use it to build up provider competency to provide permanent supportive housing services.

Kaiser Metro 300 Initiative—Critical Housing for Vulnerable Washington County Seniors

A unique partnership between the Housing Authority of Washington County, Washington County's Department of Disabilities, Aging and Veterans Services (DAVs), Kaiser Permanente, Health Share of Oregon, and Bienestar is allowing for 80 houseless senior and disabled individuals to access safe, stable housing in Washington County. The initiative, known as [Metro 300](#), is funded by Kaiser Permanente through an investment of more than \$5.1 million in the greater Portland area. Metro 300 is designed to house a total of 300 houseless and disabled seniors in 2020 and is the first major investment of the new Regional Supportive Housing Impact Fund (RSHIF) to ensure that resources for critical housing needs are made available as quickly and efficiently as possible. As the administrator, Health Share allocates the funding to housing agencies in each county who in turn work with their network of providers to serve eligible seniors.

Locally, the program has allowed the Housing Authority of Washington County (HAWC) to take an innovative and catalytic approach to housing an extremely hard-to-house population. Kaiser's \$1.33 million investment in Washington County has provided the opportunity for HAWC to serve individuals who have previously cycled through the homeless system time and time again. The flexible funding approach has enabled HAWC to utilize a variety of creative strategies to help participants eliminate old barriers that prevented them from securing housing in the past. These include assistance in settling old debts, paying application fees and even providing temporary hotel stays as they search for stable housing. The combined approach of Kaiser and Health Share to do "anything necessary" to achieve program goals have enabled HAWC staff to change the way they do business.

As HAWC continues to work with new program applicants, the goal is to house all 80 individuals by early 2021. With the recent passage of the metro-wide Supportive Housing Services (SHS) Measure, all Washington County participants in Metro 300 will continue to be served as RSHIF/Kaiser funds are replaced with SHS resources in the latter part of 2021 or early 2022.

Leading with Race

An important outcome of the Metro 300 program, recognized by HAWC, Health Share and Kaiser, has been that true systems change means investing in culturally specific organizations. HAWC recently selected Bienestar, a local nonprofit, to provide culturally specific housing outreach and navigation

Homelessness—Special Programs

services for communities of color. Bienestar owns and operates affordable multifamily housing in Washington County and works to build housing, hope and community for Latinx people, immigrants and all families in need. Kaiser's strategic investment in Washington County is not only life-changing for the 80 individuals who directly benefit from the program but it is also allowing for culturally-specific providers to build their capacity to provide housing outreach and navigation services in the wider community.

Bienestar's history and commitment to serving communities of color, and in particular Latinx and immigrant communities, makes them a unique partner in this effort. Extending services to the houseless population in Washington County is a natural extension of Bienestar's mission to promote housing stability for individuals and families.

As stated by Washington County Board Chair Kathryn Harrington, "This truly innovative partnership between Washington County, Kaiser Permanente, Health Share and Bienestar is exactly the type of programming that will allow our County to house the most vulnerable in our community while ensuring that we are leading with race throughout the entire process."

CHANGING THE STATUS QUO ON DELIVERY OF HOMELESS SERVICES

One of the first things HAWC staff noticed when working with program participants was the sheer number of barriers that their clients were facing. After weeks of struggling to help applicants access housing units, they recognized that the system needed to create new capacity that had never existed before. Kaiser's flexible funding strategy, along with an innovative problem-solving approach from Health Share, was an absolute game-changer for Washington County.

Health Share's Housing Programs Manager Ryan Deibert and HAWC Assistant Director Josh Crites zeroed in on a strategy to utilize "Housing Navigator" positions within the Housing Authority to provide clients with additional support and advocacy. In addition, Washington County's DAVs department added a skilled navigator Yvette Potter. Once in place, three new Housing Navigators began working with Mr. Crites and HAWC Rental Assistance Manager Liz Morris to learn their new jobs and hit the ground running. These in-depth navigation services include assisting clients to fill out applications, locating missing documents, calling previous landlords to help clear up old debts, setting up viewing appointments with potential new landlords, and serving as brokers for issues that may arise throughout the process. The early success of adding additional staff and strategies has been noteworthy resulting in 30 extremely hard-to-house individuals getting into housing in 60 days.

Homelessness & COVID-19—Special Programs

Partnerships—Health and Human Services

The housing authority partnered throughout 2020 with Health and Human Services (HHS) on several initiatives with the joint understanding that access to housing is a key social determinant of health (SDOH). Most importantly, the two departments have worked on several COVID-19 response programs for the houseless population. These include:

- ⇒ **Respite Shelter**- The Respite Shelter provides a safe place to stay for homeless individuals, migrant farmworkers, and individuals coming out of jails/prisons who are also COVID positive, awaiting testing results, or quarantining. The West Wing of the Respite Shelter has been converted to a non-congregate shelter for houseless individuals in Washington County.
- ⇒ **Safe Sleep Village**- During the summer and fall, a partnership with Project Homeless Connect housed 50 individuals in a safe/sanitary tent village. The program has ended, but the residents were moved to Winter Shelters or to the Respite Shelter's West Wing.
- ⇒ **Safe Sleep RV Program**- This program allowed approximately 30 RVs to safely park near the fair grounds and also be provided services. The program ends December 2020. Staff are providing resources and housing/shelter options to help with the transition.
- ⇒ **Hotel Vouchering**- This program provides hotel vouchers to house highly vulnerable individuals.

Permanent Supportive Housing

Another initiative allowed Housing Services and HHS to participate in a national collaborative to look at best practices in housing and health, meet with other counties, and learn from experts from around the county. The two departments are now working together to convert a hotel to 52 units of Permanent Supportive Housing¹ (PSH) with 24/7 services.

Behavioral Health within HHS will procure a service provider that includes a culturally specific provider as part of the service delivery model. HHS and Housing also engaged Health Share, the largest Medicaid health plan in Oregon, to leverage Medicaid services for supported housing services. That conversation is ongoing as we go into 2021 and will involve the State of Oregon as well as other organizations. The Department of Disability, Aging and Veteran's Services (DAVs) was a key partner in the service delivery for the Kaiser Metro 300 program. We look forward to continuing this important partnership in 2021!

¹ Permanent supportive housing (PSH) integrates permanent, affordable rental housing with the best practice, community-based supportive services needed to help people who experience long-term homelessness and have serious, long-term disabilities —such as mental illnesses, developmental disabilities, physical disabilities, substance use disorders, and chronic health conditions.

Homelessness—Strategic Investments

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. Expand the capacity and services in the homeless system to address gaps in culturally specific services and gaps in housing and services to those that are least likely to request assistance.
 - i. Fund outreach to provide geographic coverage of the jurisdiction and engage regularly with houseless persons living in encampments and vehicles. Support transition from the street to temporary shelter and housing programs.
 - ii. Begin planning for development of a year-round adult temporary emergency shelter to provide crisis intervention services and align with the continuum of housing and services to effectively end their homeless episode.
 - iii. Increase number of persons exiting the Winter Shelters with health insurance and permanent housing through Care Coordinator positions funded by Kaiser Community Fund grant and Emergency Solution Grant (ESG-CV) rapid rehousing funds.
 - iv. Plan and respond to implement the Metro Supportive Housing Service (SHS) program, a 10-year levy voters approved under Measure 26-210 on May 19, 2020. The Measure will fund supportive housing services for people experiencing homelessness or at risk of experiencing homelessness.
- C. Create new permanent housing and participate in regional efforts.
 - i. Coordinate with 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. Support the development of a Local Implementation Plan aligned with the Metro SHS program, and leverage existing plans as a component of the gaps analysis and prioritizing investments to include *A Road Home*, the County's *2020-2024 Consolidated Plan*, and the *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.
- D. Reduce housing barriers for persons engaged with institutions of care.
 - i. Convene stakeholders to analyze and improve institutional discharge policy and plans.
 - ii. Implement new 20-unit grant funded Reentry Housing program to support justice involved persons overcome housing and employment barriers.

Voucher Programs

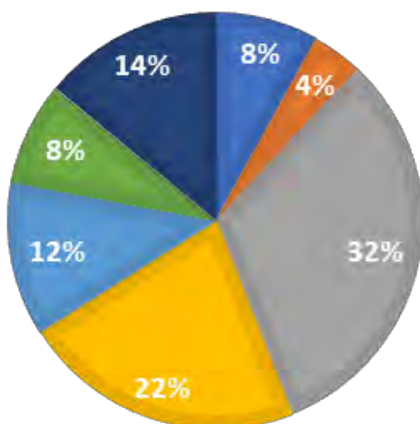
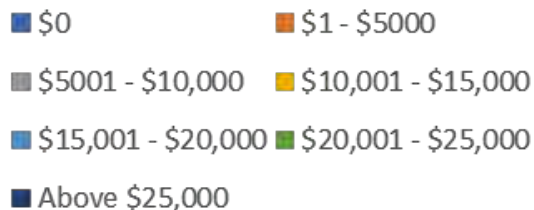
Under HAWC's tenant-based voucher program, eligible families receive a voucher for market apartments or homes. Families contribute approximately 30 to 40 percent of their income towards rent and utilities and HAWC pays the rest. Families can utilize their voucher within Washington County. In addition to the Housing Choice Voucher (HCV), other vouchers include project-based, in which HAWC contracts with property owners to attach a voucher to a specific unit to assure those units provide much needed affordable housing. HAWC administers over 2,935¹ vouchers, including special program vouchers serving veterans, persons with disabilities, and foster youth adults.

Housing Choice Vouchers

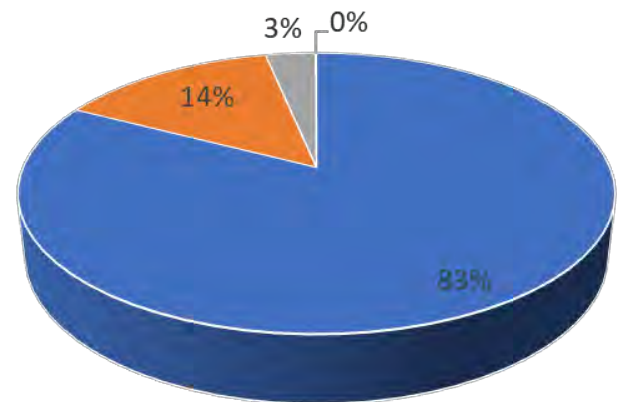
aka Tenant Based Vouchers

- ♦ 2,935 Housing Choice Vouchers (granted by HUD)
- ♦ 2,689 Housing Choice Vouchers (allocated to households as of June 30, 2020):
- ♦ 167 VASH Vouchers (included in 2,935 HCV total)
- ♦ 79 Mainstream Vouchers: (included in 2,935 HCV total)

PERCENT OF HOUSEHOLD INCOME ANNUAL AVERAGE



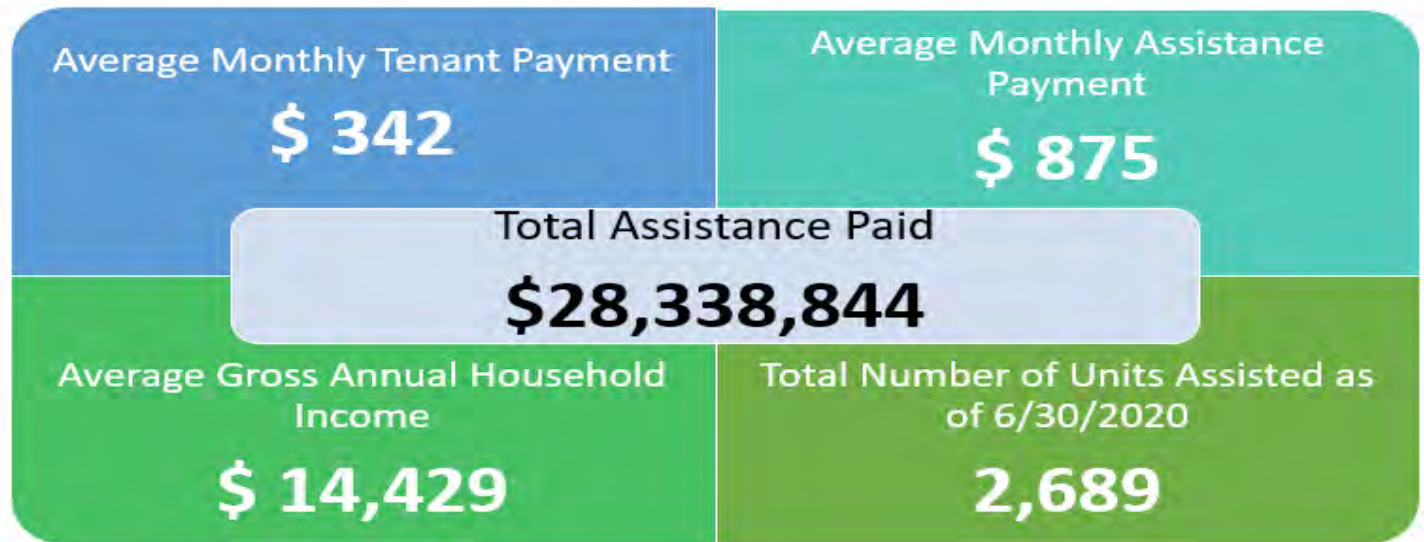
Incomes of Assisted Households



- Extremely Low Income, 0% -30% of Median Count
- Very Low Income, 31% - 50% of Median Count
- Low Income, 51% - 80% of Median County

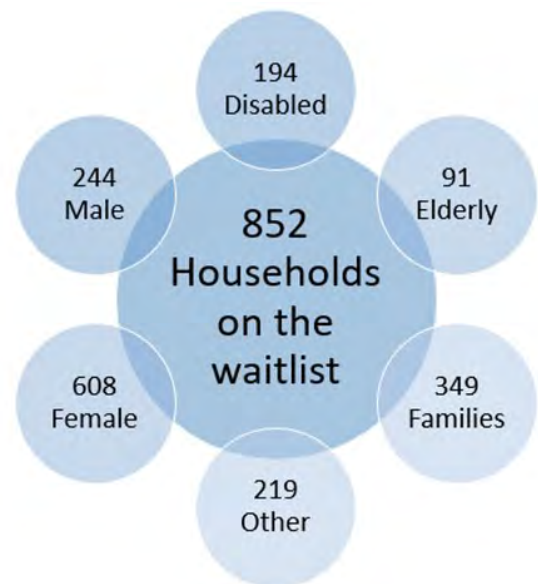
¹—PHAs may lease Vouchers up to the maximum allowed under their Annual Contributions Contract (ACC) with HUD, or until funding is expended. Because Washington County is a high cost area, funds are expended fully before the ACC limit is reached.

Voucher Programs



Voucher Waitlist

HAWC's voucher waitlist last opened in 2015. Federal funding levels have resulted in slow movement of the waitlist and the ability to serve families in need of assistances. The waitlist has decreased due to Mainstream Voucher eligible families who were issued a voucher under that funding source; HAWC hopes to start issuing from the waitlist in 2021.



Project Based Voucher Assistance

The primary difference between a Project Based Voucher (PBV) and a Housing Choice Voucher (Section 8) is that with Project Based Vouchers the subsidy is tied to the property, not the tenant. PBVs generally serve households with at 30% Area Median Income (AMI) or less, Chronically Houseless, and Veteran Affairs Supportive Housing (VASH). The Housing Authority has:

- 166 PBVs allocated to 12 different affordable housing providers, as of 6/30/2020
- 32 new PBV units will go online by 12/31/2020
- 21 PBVs are allocated for VASH veterans

Voucher Programs—Special Updates

2020 Challenges

2020 has produced some unique challenges for HAWC, Participants, Landlords, and Community Partners. The Rental Assistance team has strived to provide excellent customer service and continue the mission to serve Washington County residents. Due to the Public Health crisis, HAWC has moved to reduced in-person interactions and has primarily served families via phone, email, and mail. This process enabled participants the continued ability to report changes in income and their rents to be adjusted in a timely manner.

Moving to Work

The Department of Housing and Urban Development invited the Housing Authority of Washington County (HAWC) to apply for the Moving to Work (MTW) program. The MTW program is a prestigious demonstration program that allows housing authorities to test out new and innovative programming. HAWC was invited to apply because of its high performing status as an agency and several other qualifying factors like willingness to implement rent reform.

The MTW program offers flexibility in areas critical to the housing authority and will enable HAWC to waive certain policies. One of the MTW program requirements is that new program designs, policy waivers, or other MTW activities, must be related to one or more of the three MTW statutory objectives. The statutory objectives are: 1) increase cost-effectiveness, 2) increase opportunities for self-sufficiency, and 3) increase housing choice and the availability of affordable housing. These align with HAWC's own agency objectives.

MTW is a unique opportunity for HAWC to reduce its administrative burden, streamline processes, explore out-of-the-box program solutions for helping clients reach their goals, and save time and money in order to serve additional families in Washington County. If HUD approves HAWC's application, HAWC will join the 36 current housing authorities and the other 99 agencies that HUD will add to the program over the next several years. HAWC has held multiple public meetings and will hold a public hearing on December 15, 2020. Upon approval by the Housing Authority Board of Directors on January 5, 2021, the application will be submitted to HUD by January 8, 2021.

Criminal Background Policy

The Housing Authority understands criminal background screening can serve as a barrier for many individuals and families from securing safe/decent/sanitary housing. We also understand that the criminal justice system has historically had incarcerated individuals from communities of color at a disproportionate rate. In coordination with community members, our housing advisory committee, and our board of directors, the housing authority lowered all of the criminal background requirements down to the minimums allowable by HUD. We also instituted a mandatory secondary review process in public housing for any denials.

Voucher Programs—FSS & IDA Savers

Special Programs

Housing Services oversees a suite of programs that include HUD's family self sufficiency program (FSS), an individual development account (IDA) savers program, and a health occupations training program, that are available to voucher and Public Housing clients.

FSS

FSS is a five-year voluntary program designed to help housing assisted low-income families attain economic independence by offering education, planning, and community support. Families who increase their earned income during their program participation are rewarded with federally funded contributions to an interest-bearing escrow account accessible upon program completion.

2020 was a year of change for the Family Self-Sufficiency Program (FSS) program as the Housing Services Department and participating families adjusted to the challenges of 2020. For the Housing Services Department this meant providing remote services for residents and supporting families who needed contract extensions, interim escrow disbursements, or goal modifications to make sure they made goal progress while facing the economic and social challenges of the year.

Participating families: 71
New Enrollments: 8
Participants no longer on assistance: 2
Average increase in earned income: \$7,344
Total Escrow held by participating families at the close of 2020: \$356,492.57

Health Careers Northwest

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 6-year Health Profession & Opportunity Grant and administered in partnership with Work Systems, Inc., is helping 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 141 people have enrolled in the program over five years.

As Health Careers Northwest nears the end of its funding cycle occurring in Sept. 2021, the Housing Authority is transitioning this successful program into Housing Plus which will have a broader range of educational programs for participants and expanded career development resources.

FSS Fiscal Year 2020 Achievements:

Earned income increases: Seven participant families reached earned income increases of over \$30,000 since beginning the program

Homeownership: A former FSS participant who still had their Individual Development Account administered through Housing Services was able to use these funds to achieve their goal of home ownership and benefit from low home loan interest rates in Spring of 2020.

Small Business: An FSS program participant in good standing used an interim escrow disbursement to adapt their small business to continue operating safely during the public health crisis.

Low Rent Public Housing

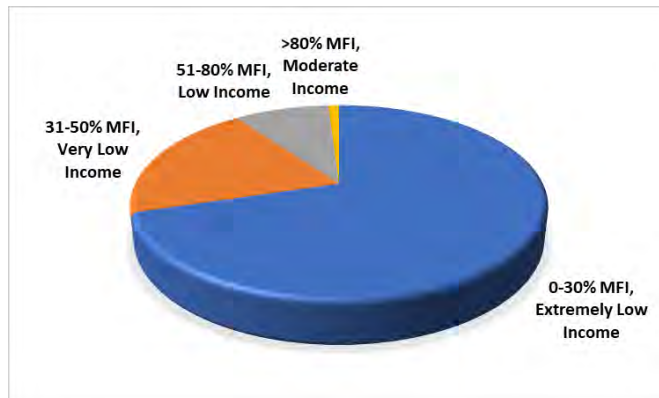


Public Housing, originally purchased with federal funds, is owned and operated by the Housing Authority which acts as both the landlord and the case manager. Units are rented to any qualified individual or family based on the screening criteria established by both the local Housing Authority and State Law. 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 770 people live in our Public Housing. In 2020, the average annual income for Public Housing families was \$20,601. The Public Housing waitlist last opened in February 2020.

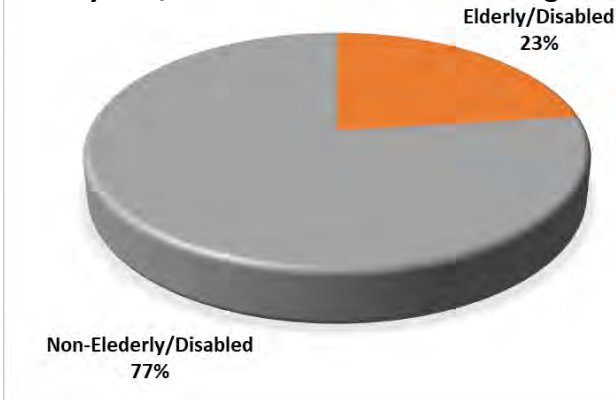
The tenant portion of the rent is 30% of the tenant's adjusted gross income. The income calculation is based on their gross income, allowances for children and persons with disabilities, and allowable medical expenses. If a tenant has no income, they generally pay no rent and in fact will receive a utility 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.

Units are allocated based on 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.

Incomes of Public Housing Households



Elderly and/or Disabled in Public Housing



Section 18 Housing Disposition¹

The disposition process with the Department of Housing and Urban Development (HUD) has been delayed as updated environmental reviews were needed by the Special Applications Center (SAC) sub department within HUD. In May of 2019 HAWC submitted a reply to the SAC. The environmental review is complete and undergoing final review. Once the Section 18 application is submitted, the Housing Authority will continue to work with HUD, Washington County, jurisdictional partners, and residents on the disposition of 60 public housing units. The Housing Authority will offer Tenant Protection Vouchers to all affected residents and assist with transition and relocation.

¹—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.

HAWC 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.

\$20M PORTFOLIO REHAB AND CRITICAL REPAIRS

The Housing Authority's 643 units of affordable housing are in need of major capital repairs. Four of the 10 buildings in the affordable portfolio will be bundled together into a 4% tax credit development project. The project will involve 216 units at Bonita Villa, The Villager Apartments, and Parkside Apartments along with a separate project, Aloha Park Apartments. The portfolio rehab will allow the housing authority to bring around \$20 million dollars in critical upgrades for these four properties. The Housing Authority will utilize any proceeds from this project to reinvest into the remaining developments in the portfolio that also require rehab and critical repairs.

Property Name	Location	# of units
<i>Affordable Portfolio</i>		236
Bonita Villa Apartments	Tigard	96
The Villager Apartments	Forest Grove	36
Parkside Apartments	Forest Grove	24
Aloha Park Apartments	Aloha	80
<i>Bond Portfolio</i>		359
Marilann Terrace	Beaverton	18
The VanRich	Forest Grove	17
Holly Tree Village	Beaverton	140
Amberwood Apartments	Hillsboro	40
Tarkington Square	Hillsboro	48
The Colonies	Tigard	96
<i>Affordable/Specialized Housing</i>		48
Kaybern Terrace Apartments	North Plains	12
NSP Properties (Local Fund)	Hillsboro	3
Supportive Housing/CIP (Local Fund)	dispersed	9
Supportive Housing/Noble House	Hillsboro	1
Transitional Housing Programs	Aloha	3
185th Duplexes	Aloha	6
Cornelius Village	Cornelius	14

Property Name	Location	# of units
<i>Public Housing</i>		244
Single Family homes	dispersed	112
Multifamily/Attached (2+ units)	dispersed	132
<i>Partnership Projects</i>		1,651
Covey Run	Forest Grove	40
Gateway Commons	Hillsboro	113
Quatama Crossing	Beaverton	711
The Orchards at Orenco Station	Hillsboro	57
The Orchards at Orenco Station II	Hillsboro	58
The Orchards at Orenco Station III	Hillsboro	52
Sunset View Apartments	Beaverton	236
The Fields	Tigard	264
Willow Creek Crossing	Hillsboro	120

Financials

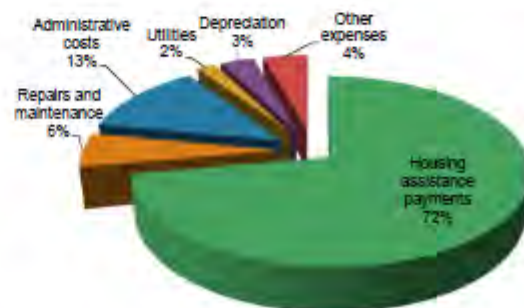
The financial position of the Housing Authority and Department of Housing Services remains stable despite the challenges from the coronavirus pandemic. For FY2019-20, the change in net position is \$2,922,210 which is 22% lower than FY2018-19. As shown below, the 5-year trends for revenue have increased over the last five years as have most expenses.

Federal grants	Housing assistance payments	Total operating revenues	Total operating expense	Change in net position
\$35,150,813	\$31,391,915	\$46,649,459	\$43,528,640	\$2,922,210
↑ 5%	↑ 6%	↑ 2%	↑ 4%	↓ -22%

	REPORT YEAR (2020)	PREVIOUS YEAR (2019)	% CHANGE	5 YEAR TREND
OPERATING REVENUES				
Federal grants	\$35,150,813	\$33,475,043	↑ 5%	
General fund subsidies	\$1,306,112	\$1,231,618	↑ 6%	
Rental receipts	\$6,605,520	\$6,295,140	↑ 5%	
Other revenues	\$3,587,014	\$4,855,410	↓ -26%	
Total operating revenues	\$46,649,459	\$45,858,112	↑ 2%	
OPERATING EXPENSES				
Housing assistance payments	\$31,391,915	\$29,549,061	↑ 6%	
Repairs and maintenance	\$2,575,700	\$2,917,215	↓ -12%	
Administrative costs	\$5,449,306	\$4,829,254	↑ 13%	
Utilities	\$766,134	\$725,162	↑ 6%	
Depreciation	\$1,444,854	\$1,536,626	↓ -6%	
Other expenses	\$1,900,731	\$2,253,376	↓ -16%	
Total operating expenses	\$43,528,640	\$41,810,694	↑ 4%	
Operating income	\$3,120,819	\$4,047,417	↓ -23%	
Gain on sale of assets	\$2,824	\$0		
Investment in partnership	\$294,723	\$192,685	↑ 53%	
Interest on investments	\$232,906	\$367,880	↓ -37%	
Interest and amortization	-\$1,071,634	-\$1,529,683	↓ -30%	
Capital contributions	\$342,572	\$646,723	↓ -47%	
Change in net position	\$2,922,210	\$3,725,022	↓ -22%	



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

Supportive Housing Services

In May 2020 voters in Washington, Multnomah, and Clackamas County took a historical step to approve Metro's Supportive Housing Services Levy to address homelessness through rent assistance and support services across the region. Each county is tasked to develop a Local Implementation Plan (LIP) to target region-specific needs for supportive services. Embedded throughout this plan are culturally-specific supports for Black, Indigenous, Communities of Color, immigrants and refugees, and other vulnerable communities disproportionately underserved across the region. This initiative is designed to support people with extremely low incomes and disabilities experiencing long-term chronic homelessness, as well as low-income households experiencing or at risk of homelessness.

The Washington County Board of Commissioners and County staff have taken extensive measures to work with community members, regional county partners, and Metro to develop a process that elevates community voice in this historical tri-county initiative. Still in progress, the Local Implementation Plan is expected to be submitted to Metro for approval in Spring of 2021, with the service launch date scheduled for July 1, 2021.

Voucher Programs

In November of 2020, HAWC was awarded 75 additional Mainstream vouchers; they will be effective in March 2021 and utilized by February 2022. HAWC will search its existing voucher waitlist for households eligible for Mainstream Vouchers.

HAWC also successfully applied for and was awarded 30 VASH Vouchers in 2020 that will lease up in 2021. VASH Vouchers are issued to homeless veterans referred to HAWC by the U.S. Department of Veterans Affairs.

Landlord Compensation Program

The Housing Authority is working with Oregon Housing and Community Services (OHCS) to implement the Landlord Compensation Program in 2021. On December 21, 2020, the governor established HB4401 a new eviction moratorium that runs through June 30, 2021. Tenants must document that they have experience financial hardship that impacts their ability to pay rent after March 16, 2020, the date of the Governor's Stay Home, Save Lives order. OHCS will manage the application process and HAWC will distribute checks for landlords in Washington County as well as notify tenants that their rent has been forgiven. Current estimates are that Washington County could distribute up to \$22 million for this program.

Acknowledgements

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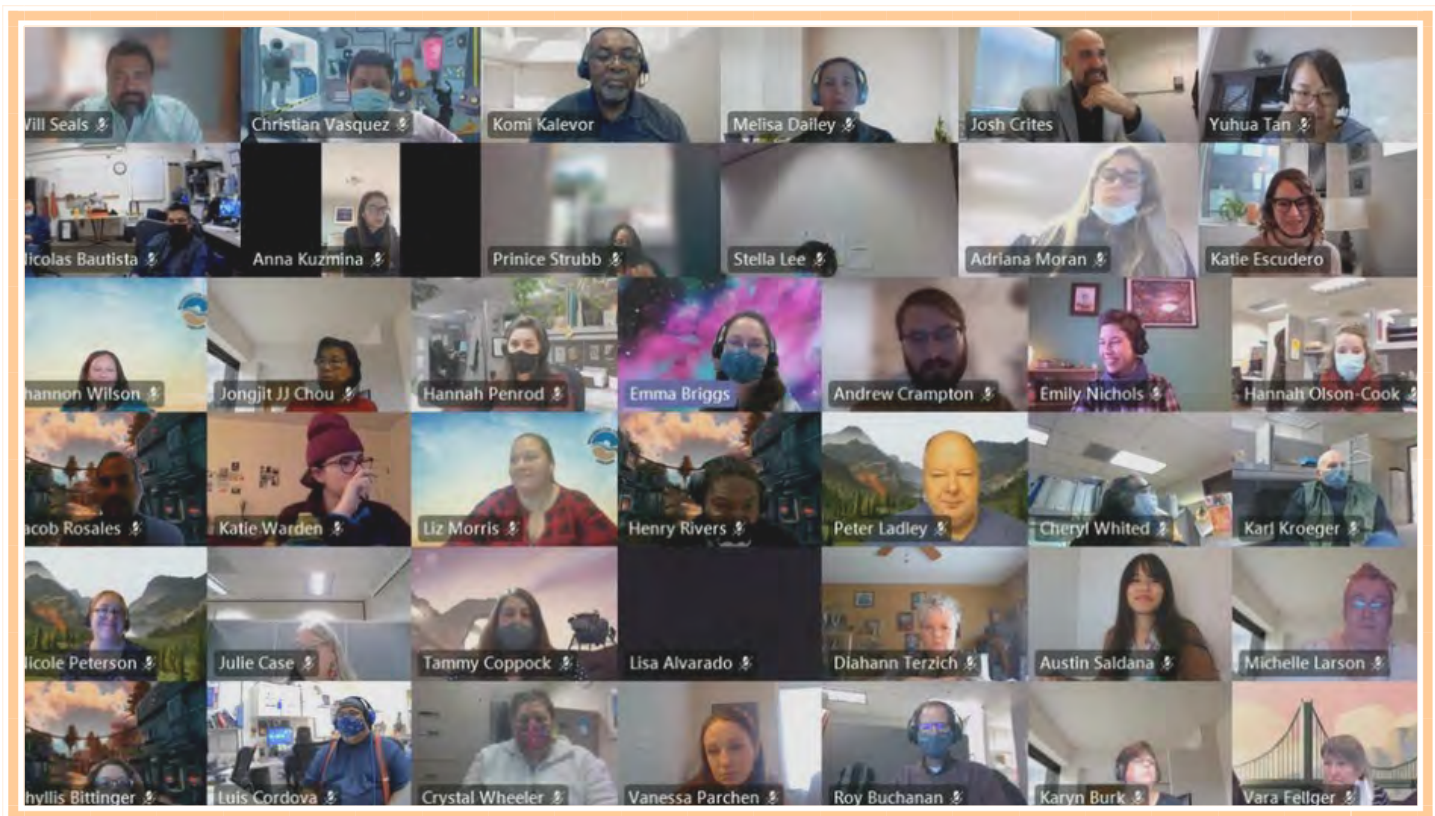
Emily Nichols, Housing Program Coordinator

Will Seals, Asset Manager

Shannon Wilson, Housing Development Manager

During this difficult pandemic year, Housing Services hopes you are staying healthy and finding comfort in family and friends.

Thank you to our staff and partners who are working on the front lines serving the public.



Our Staff, December 2020 Staff Meeting

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