



Future Housing Pipeline Strategy Housing Advisory Council Presentation

March 23, 2023

Department of Housing Services

co.washington.or.us



Planning a Future Housing Pipeline

Agenda

- Policy Context
- Potential Funding Sources
- Potential Projects



**Andrew Crampton, Development
Manager, Washington County**



Governor's Declaration on Housing

Build more housing

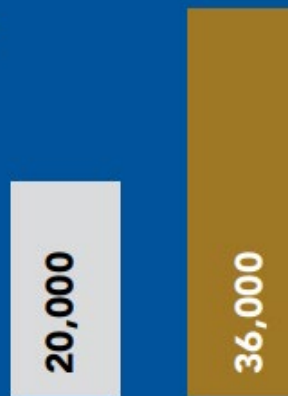
To reduce homelessness and make housing more affordable in our state, we must build more housing and preserve the affordable housing that we have. Addressing the current shortage and keeping pace with current need would require the production of 361,781 over the next ten years, or 36,000 a year. That's an 80% increase over current construction trends.

Annual housing production currently:

20,000

New annual production target:

36,000



- Executive Order 23-04 establishes a statewide housing goal and housing production advisory council. Also being established is Housing Production and Accountability Office (HPAO).
- The Governor's proposed early investment package of \$130 million to prevent 8,750 households from becoming homeless statewide; Add 600 low-barrier shelter beds; Rehouse at least 1,200 unsheltered households
- Governor's Budget requests **\$770 million** in general obligation bonds to build new affordable housing, **\$130 million** for PSH production and assistance, and **\$118 million** in lottery and general funds for preservation of existing multifamily and manufactured housing



Support Development Partners

Viewfinder, 81 units in Tigard were developed in partnership with Community Development Partners. HAWC will continue to partner on future projects with the development community



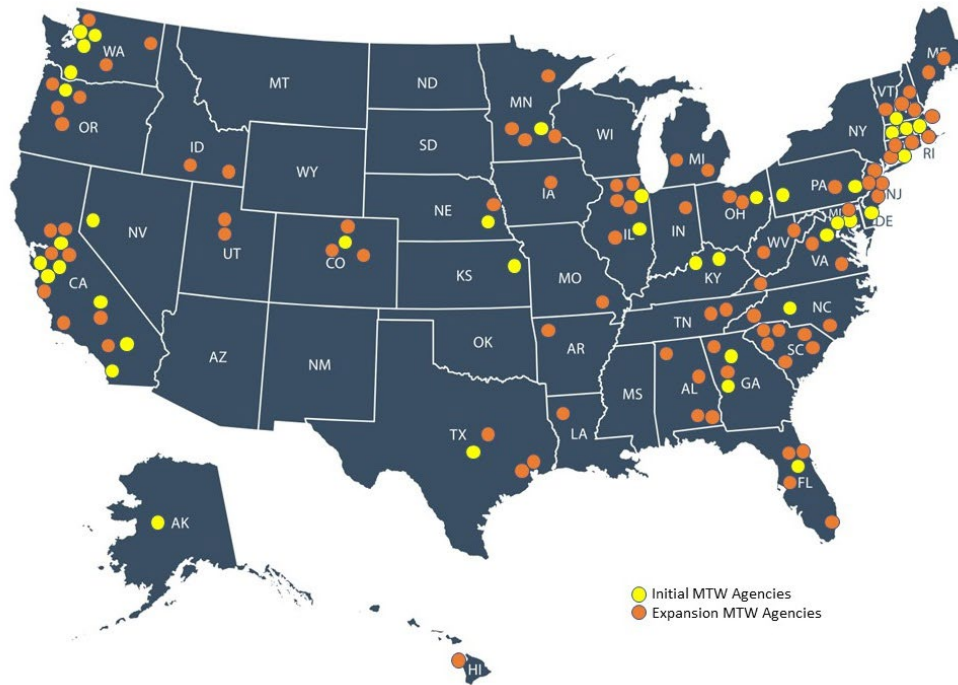


Site Acquisition Model

- Work with experienced brokers to find sites on the open market
 - ✗ Competitive, Efficient Market
 - ✚ Leverage Super siting power of SB 8 for Public Partnerships
 - ✚ Office Market Corrections
- Consider apartment acquisition strategy
 - ✚ Structured acquisition at occupancy
 - ✚ Cost efficient modes- \$300,000 per unit verses \$550,000 new construction
 - ✗ Doesn't increase housing stock
- Public Partnerships Opportunities
 - ✚ California Teacher Act Model
 - ✚ Emulate CPAH and THPRD Success with Cedar Grove



Federal Funding Opportunities



Leverage MTW Agency Status



Pursue federal grant funding



Link between public health and housing



Non-LIHTC Funding Opportunities



82 units in Aloha developed by non-profit BRIDGE Housing with County as pass-through funder

- LIHTC is an effective, but not sufficient to address housing need.
 - OHCS funded 3,750 units in 2022, which is a record, but Governor declaration is 18,000 regulated affordable production per year
- Housing shortage is regional problem that requires regional funding solutions
- County has demonstrated pass through funding success
- Consider best practices nationally for non-LIHTC funding including revenue bonds for mixed-income projects



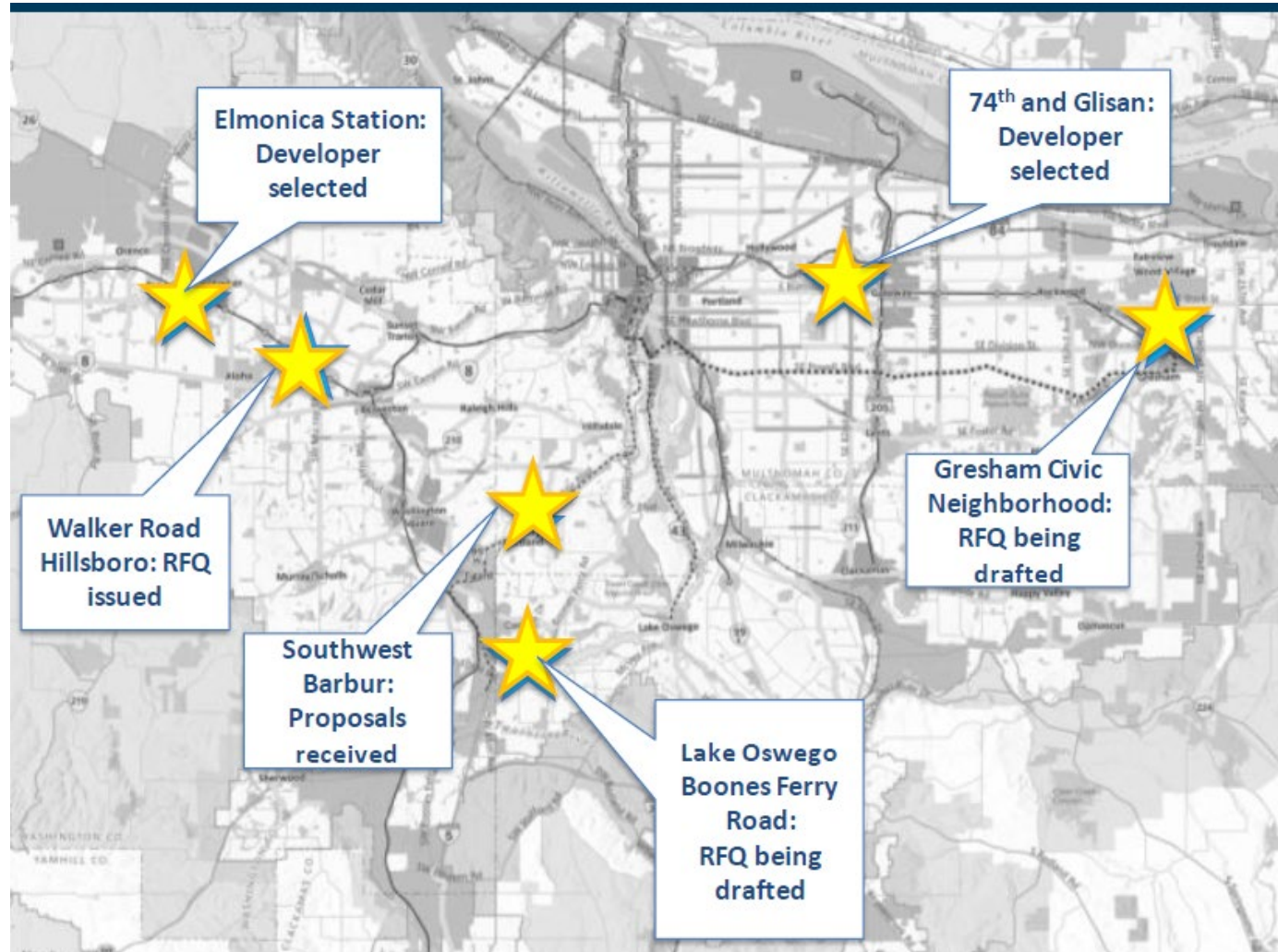
Metro Site Acquisition Fund

Proposed Metro Site Acquisition Program Regional Investment Distribution

	Unit Targets			Local Eligible Share	Metro Regional Site Acquisition Funds	Planned Projects
	Total	30% AMI	Family-Sized			
Beaverton	218	89	109	\$31,140,595	\$3,460,066	1
Clackamas County	812	333	406	\$116,188,094	\$12,909,788	1
Gresham	187	77	93	\$26,756,995	\$2,972,999	1
Hillsboro	284	117	142	\$40,657,081	\$4,517,453	1
Home Forward*	111	46	55	\$15,879,123	\$1,764,347	1
Portland	1,475	605	737	\$211,056,579	\$23,450,731	2
Washington County*	814	334	407	\$116,465,532	\$12,940,615	1-2
Total	3,900	1,600	1,950	\$558,144,000	\$62,016,000	8 to 9



Metro Site Acquisition Fund Progress



→ Future Projects: PCC Rock Creek



Rock Creek Campus Development Plan



- PCC approached HAWC to partner as developer and housing provider for 3-acre development site
- At least 100 units of affordable housing open to the public
- Project as received conditional award of HOME funding, now considering other public funding sources



Future Projects: Temporary and Permanency



- Utilizing the Aloha as a temporary bridge shelter while permanent PSH conversion design, permitting, and construction was an effective model.
- The County is pursuing acquisition of vacant sites to replicate this model for temporary POD villages with permanent housing plans.



Partner Projects



- Dartmouth Crossing is two-phase project in the Tigard Triangle sponsored by REACH CDC
- Phase I is 85-unit project closing late spring. Funded with 4% LIHTC, LIFT, HOME and County HPOF funds.
- Phase II requested Metro Housing Bond 2022 NOFA funding and was second-place finalist. The County is coordinating with REACH on funding options to support the project.

→ Partner Projects



- Casa Amparo (Hope of Refuge) transitional housing program
- Centro is lead developer and property owner
- Supported with County-supportive housing services funding
- Project team is fundraising a capital campaign for additional building renovation work.



Preservation Is Critical Tool





Questions and Discussion





Rental Assistance Division

Overview and Horizon

HAC Presentation

| April 27, 2023

Department of Housing Services

www.washingtoncountyor.gov

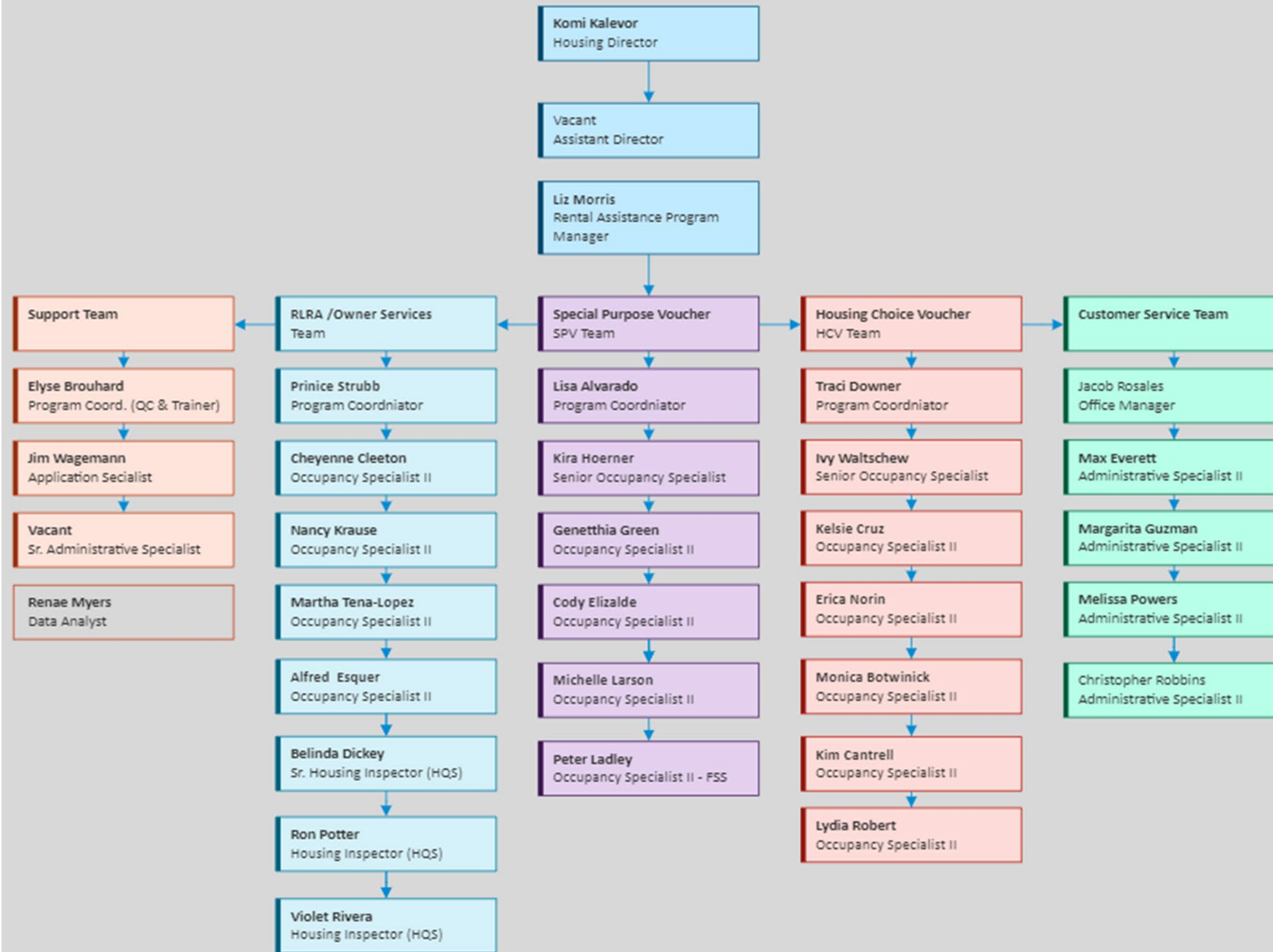


Objectives

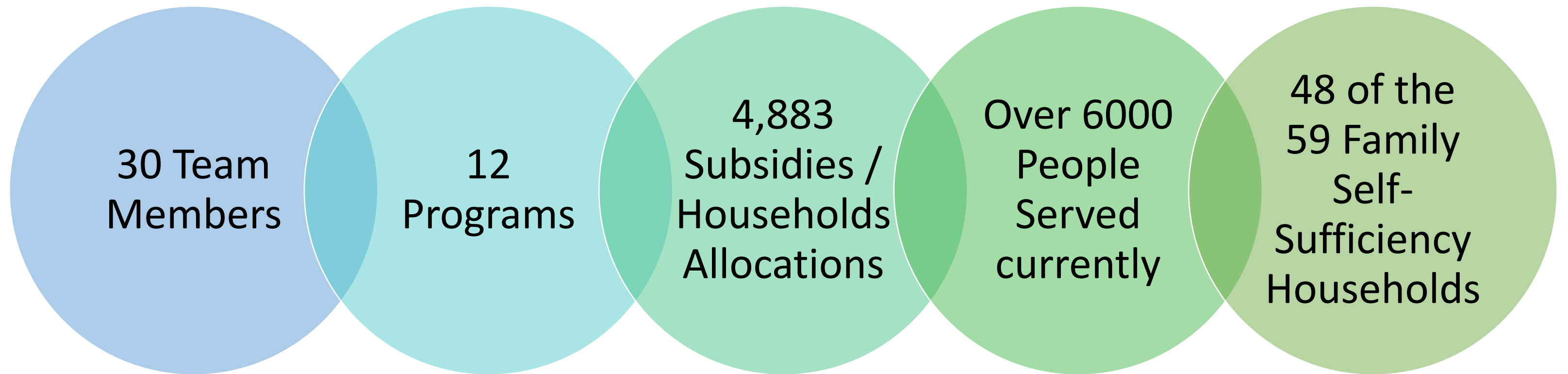
- RAD overview
- Program by the numbers
- Governance
- Changes on the Horizon

RAD

- 30 Staff members
- 5 Teams
- Cross department collaboration



→ RAD by the numbers



→ Programs

Housing Choice Vouchers

Project Based Vouchers

Mainstream Vouchers

VASH Vouchers

PBV VASH

EHV –
Emergency
Housing
Vouchers

Family Self-
Sufficiency

FYI – Foster
Youth to
Independence

Regional Long-Term Rental Assistance

Rapid Re-
Housing
SHS

CoC

Shelter Plus
Care

I
n
s
p
e
c
t
i
o
n
s

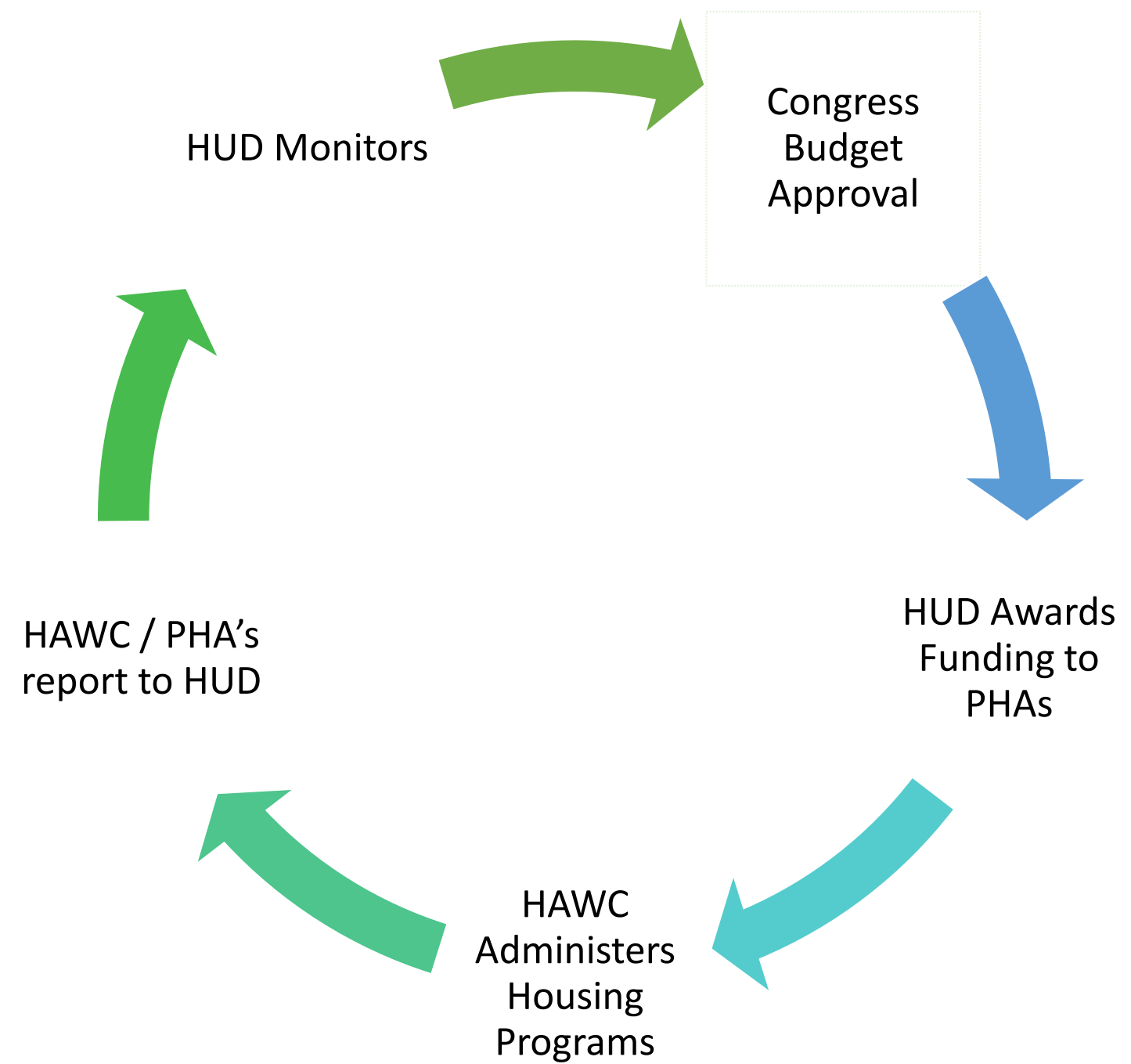
→ Program Highlights

Housing Choice Vouchers	Veteran Affairs Supportive Housing (VASH)	Foster Youth Initiative (FYI)	Mainstream Vouchers	Emergency Housing Vouchers (EHV)
<ul style="list-style-type: none"> • Included Project-Based • 2,732 ACC • \$1,020.69 PUC • \$2,788,525.08 /mo. HAP 	<ul style="list-style-type: none"> • Referrals from Veteran Affairs • 247 ACC • \$1,003.00 PUC • \$247,741.47 / mo. HAP 	<ul style="list-style-type: none"> • Young adults aging out of Foster Care • 16 ACC • \$658.65 PUC • \$4,610.52 / mo. HAP 	<ul style="list-style-type: none"> • Non-Elderly Disabled Referral Based • 208 ACC • \$900.76 PUC • \$160,336 / mo. HAP 	<ul style="list-style-type: none"> • American Rescue Plan • 89 ACC • \$932.27 PUC • \$246,308 / mo. HAP

Key:
 ACC = Annual Contributions Contract
 PUC = Per Unit Cost
 HAP = Housing Assistance Payment



Governance





HUD



US Department of Housing and Urban Development

- Public and Indian Housing
- Fair Housing/Equal Opportunity
- Field Office – Portland
- Policy Development and Research
- Office of the Inspector General



Policies and Regulations

- Title 24 of the Code of Federal Regulations – HUD
- Federal Register – Notices and updates
- PIH Notices
 - NOFOs
 - Regulation Changes
 - Policy Updates



Changes on the Horizon

HOTMA
Housing
Opportunity
Through
Modernization
Act

NSPIRE
National
Standards
for the
Physical
Inspection
of Real
Estate

HIP
Housing
Information
Portal

AFFH
Affirmatively
Furthering
Fair Housing

Housing Opportunity Through Modernization Act

- Final ruling (Feb 2023) revises HUD regulations to implement parts from the 2016 HOTMA rule.
- Sweeping changes to sections to policies from the Housing Act of 1937
- Implementation
 - 7/1/2023 - Section 103 Public Housing
 - 1/1/2021 – Sections 102 and 104 (all programs)

→ HOTMA section 102

Section 102 revises

- the definition and calculation of annual and adjusted income and addresses how income and eligibility is determined, including the frequency of income reviews.
- Creates a safe harbor to allow the use of an income eligibility determination of another provider of federal public assistance;
- Increases the threshold for certain deductions made when calculating adjusted income;
- Creates financial hardship exemptions for adjusted income;
- Eliminates the use of the Earned Income Disallowance

→ HOTMA section 104

Section 104

- Defines net family assets,
- Establishes an asset limitation for families based on the value of net family assets and property ownership,
- Provides exceptions for certain investments, including retirement savings and modest increases in income.

→ HOTMA and MTW

MTW activities through the Tiered Rent Study are to have a set control group and study group. The MTW cohort 2 agencies are awaiting HUD guidance on HOTMA implementation.

→ NSPIRE and NSPIRE-V

National Standards for the Physical Inspection of Real Estate (Vouchers)

Congressional Objectives

- Increase Safety Requirements
 - Carbon Monoxide
 - Fire Doors
 - Smoke Detectors
- Standardize inspections across all programs
 - HQS, UPCS, UPCS-V, NSPIRE, NSPIRE-V, REAC

→ NSPIRE Implementation

7/1/2023 – Public Housing

10/1/2023 – PBRA and NSPIRE-V Voucher Programs

HUD will conduct trainings, once the final rule is published

- HAWC is monitoring updates, will train staff and work with software updates.



Housing Information Portal (HIP)

Current

- IMS/PIC – Inventory Management System / Public and Indian Housing Information Center

Proposed

- Upgrade to the system that is costly and outdated.
- Reduced administrative burden on PHAs to collect information from 50058s
- Demonstrations with other PHAs, anticipate change over in the next couple of months



AFFH -AFFIRMATIVELY FURTHERING FAIR HOUSING

Title VIII of the Civil Rights Act of 1968, known as the Fair Housing Act, requires HUD and recipients of federal funds from HUD to affirmatively further the policies and purposes of the Fair Housing Act, also known as “affirmatively further fair housing” or “AFFH.” The obligation to affirmatively further fair housing requires recipients of HUD funds to take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics, which are:

Race – Color – National Origin – Religion – Sex (including Gender identity and sexual orientation) – Familial Status - Disability

Generally, in administering programs and activities relating to housing and community development, the federal government, HUD, and its recipients must:

- Determine who lacks access to opportunity and address any inequity among protected class groups
- Promote integration and reduce segregation
- Transform racially or ethnically concentrated areas of poverty into areas of opportunity

→ Summary

- MTW Implementations
- Administrative Plan Updates
- Process Improvements
 - Electronic Forms
- NSPIRE
- HOTMA
- HIP
- AFFH





Department of Housing Services
www.washingtoncountyor.gov/housing