



HOUSING ADVISORY COMMITTEE

AGENDA AND INFORMATION PACKET

THURSDAY, FEBRUARY 24, 2022 • 9:00 am – 11:00 am

Zoom Webinar ID: 840 7750 0319 PW: 699156

Call-in number: 1 253-215-8782

OUR MISSION

The Washington County Department of Housing Services provides a continuum of affordable housing options that promote community strength.

OUR STRATEGIES

- Provide rental assistance
- Assist people in achieving housing stability, focusing on lower income populations
- Develop, acquire, and maintain affordable housing
- Provide career placement and training opportunities through partner organizations
- Connect low-income people to additional programs and services
- Provide home ownership opportunities, where appropriate
- Collaborate with public and private partners

OUR EQUITY STATEMENT

The Department of Housing Services provides housing opportunities to all eligible persons no matter their race, color, religion, national origin, age, disability, familial status, marital or domestic partnership status, sex, gender identity, sexual orientation, veteran status, legal source of income or type of occupation.

In order to be relevant and effective in a rapidly changing and increasingly diverse environment, the Department of Housing Services commits to the principles of diversity, equity, and inclusion for all members of the community we serve. Equitable access to resources and opportunity is the means to healthy, economically vibrant people and communities. We believe that authentically listening to, working inclusively with, and being accountable to the community we serve increases innovation and effectiveness and leads to more successful outcomes.



AGENDA

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- I. ROLL CALL
- II. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES
- III. ACTION – APPROVAL OF MINUTES
 - A. January 27, 2022
- IV. EXECUTIVE DIRECTOR’S REPORT
 - A. Executive Director Report..... Page 3
- V. RESOLUTIONS / ACTION ITEMS
 - No items
- VI. ONGOING BUSINESS
 - A. Immigrant & Refugee Services support/solutions..... Page 4
- VII. NEW BUSINESS
 - A. Homeownership Opportunities and Support Page 4
- VIII. DEPARTMENT UPDATES
 - A. Housing Development Page 5
 - B. Financial Statement Page 7
 - C. MTW Activities..... Page 8
 - D. Additional Department Updates Page 9
- IX. Additional Topics..... Page 18
- X. ADJOURNMENT

2022 HAC MEETING SCHEDULE	
Thursday, January 27	[No July Meeting]
Thursday, February 24	Thursday, August 25
Thursday, March 24	Thursday, September 22
Thursday, April 28	Friday, October TBD – Retreat
Thursday, May 26 – Budget Review	Thursday, November 17
Thursday, June 23	Friday, December TBD – Luncheon



IV. EXECUTIVE DIRECTOR'S REPORT

As of February 6, Washington County is in the “high” transmission level category for COVID-19, because of a test positivity rate of 12.2% and 360.8 cases per 100,000 residents. Staff continue to be in the office at about 60% of normal and wear masks 100% of the time unless they have an office with a door that closes. Telework is still encouraged whenever possible and strict physical distancing is in place. Currently, all staff are healthy and free of COVID-19. Governor Brown announced that mask mandates will be lifted by the end of March. Housing staff are awaiting direction from the Board of Commissioners and County Administrative office on next steps.

At the February 8, 2022 Board meeting, staff presented to the Commissioners the quarterly reports for the Metro Regional Affordable Housing Bond and the Supportive Housing Services Program, and the Department’s annual report. The Housing Bond report was emailed with this month’s meeting packet, and the Supportive Housing Services and annual reports are available on the Housing webpages:

<https://www.co.washington.or.us/Housing/SupportiveHousingServices/upload/SHS-Q2-Report.pdf>
<https://www.co.washington.or.us/Housing/News/upload/washo-report-v5.pdf>

The Housing Authority of Washington County is sharing its proposed 2022 PHA Plan and related documents for public review and comment. The 45-day public comment period will run February 14, 2022 through March 30, 2022. The Housing Authority Board of Directors will hold a public hearing on the proposed PHA Plan on Tuesday, April 5th. The draft documents and more information can be found on the following webpage:

<https://www.co.washington.or.us/Housing/PoliciesPlans/plans-policies-reports.cfm>

The Housing Department has partnered with the Office of Equity on a training plan for 2022. It started with agency wide harassment and discrimination training for managers and supervisors, which was also given to all housing staff last week. The Department has contracted with Cultural Coaching Solutions to work with staff over the next several months around training and coaching as part of our equity initiatives. All managers and supervisors have also been participating in a 6-month manager/supervisor training program.

Housing Department move to Adams Crossing is now looking like it will happen around May 2022. Permitting and supply chain challenges have created delays in the planned tenant improvements; however, work is ongoing and interior demolition work is happening at Adams Crossing as of this writing.

AHP4 portfolio rehabilitation update: The financing partners are on board and the project is moving towards closing. Temporary and permanent relocation work has started. Cascade Property Management has delivered the first phase of 90-day notices for households identified as over income. A phased approach is being used allowing the relocation team the necessary time to assist and support households in relocation. HAWC is targeting a closing date of around mid-April, which will transition the project into the construction phase. The rehabilitation/construction will also be phased starting with Bonita.

The Housing Authority is continuing to work on implementation of our Moving to Work (MTW) flexibility. Staff are finalizing policies about the rent reform study and the other proposed MTW activities that will be beneficial to staff and the families we serve. Staff began to share information about these initiatives at the January 2022 meeting and will continue to share more information over the next few months.



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

Komi Kalevor
Director

V. RESOLUTIONS/ACTION ITEMS

N/A

VI. ONGOING BUSINESS

A. **Immigrant & Refugee Services Support/Solutions Discussion**

VII. NEW BUSINESS

A. **Homeownership Opportunities and Support Discussion**



HOUSING ADVISORY COMMITTEE

VIII. DEPARTMENT UPDATES

A. Housing Development

The Housing Authority of Washington County (HAWC), a separate legal entity of Washington County's Department of Housing Services, is responsible for Development and Portfolio Management. HAWC, either directly or through a wholly owned affiliate, may work with developers, financial institutions, and government agencies, to build, acquire, and/or rehabilitate, thriving affordable housing communities in Washington County.

Metro Bond Updates

1. Please see attached 2021 Progress report reviewed by the Board of Commissioners and submitted to Metro. The joint Affordable Housing Bond and Supportive Housing Services update to the Board of Commissioners is available to view [here](#).
2. Metro has developed a draft IGA Amendment that would allocate \$1.67 million in additional funds to Washington County specifically to support costs of air conditioning in Affordable Housing Bond projects.
3. Staff presentation will include highlights of the annual report and detail on the Viewfinder equitable lease-up process. Viewfinder is the County's Phase I Metro Bond project and was completed in December 2021.

Metro Affordable Housing Bond Projects in Washington County's Implementation Area:

Project Sponsor	Project Name	Location	Metro Bond Amount	Unit Count	Concept Endorsement Date
Home First Development	Saltzman Road Senior Apartments	Cedar Mill (uninc Wash. Co.)	\$5,990,000	53	1/26/2021
Housing Authority of Washington County	Aloha Inn	Aloha (unincorporated Wash. Co.)	\$8,465,000	54	12/15/2020
Bienestar and REACH CDC	Plaza Los Amigos	Cornelius	\$12,830,000	113	9/1/2020
BRIDGE Housing Corporation	Aloha Housing	Aloha (unincorporated Wash. Co.)	\$10,230,000	82	9/1/2020
BRIDGE Housing Corporation	Goldcrest Apartments	Beaverton	\$8,700,000	75	9/1/2020
Community Partners for Affordable Housing	Plambeck Gardens	Tualatin	\$14,320,000	116	9/1/2020
DCM Communities & HAWC	The Valfre at Avenida 26	Forest Grove	\$3,792,088	36	9/1/2020
Northwest Housing Alternatives	Tigard Senior Housing	Tigard	\$6,270,000	58	9/1/2020
Related NW	Terrace Glen	Tigard	\$17,484,000	144	9/1/2020
Community Development Partners	Viewfinder	Tigard	\$11,583,000	81	6/18/2019
TOTAL			\$99,664,088	812	



For more information on the Metro Bond, see the links below:

Link to Washington County's Bond website:

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

Link to Metro's Community Oversight Committee membership list: <https://www.oregonmetro.gov/public-projects/regional-affordable-housing-bond/oversight-committee>

Link to Metro Bond Work Plan Approved by Metro

Council: <https://oregonmetro.legistar.com/View.ashx?M=F&ID=7008257&GUID=51E9BFA9-5355-4D08-9448-304288761156>

HOUSING DEVELOPMENT PROJECTS

Project Status: Under construction

Aloha Inn (unincorporated Washington County)			
Housing Units: 54		Project Based Vouchers: 54 RLRA Vouchers	
54 Studio	0 1BR	0 2BR	0 3BR
Ownership: HAWC		Total Project Costs: \$9M	
		Funding: Metro Bond, Housing Production Opportunity Fund	
Project Update:			
<ul style="list-style-type: none"> Construction start (renovation): December 2021. 			

Project Status: Under construction

Terrace Glen (Tigard)				
Housing Units: 144			Project Based Vouchers: 3	
29 Studio	41 1BR	58 2BR	13 3BR	3 4BR
Ownership: Related NW and HAWC			Total Project Costs: \$53.6M	
			Funding: Metro Bond, 4% Tax Credits, Private Activity Bonds, Metro Transit Oriented Development Funds.	
Project Update:				
<ul style="list-style-type: none"> Construction start (renovation): November 2021. 				

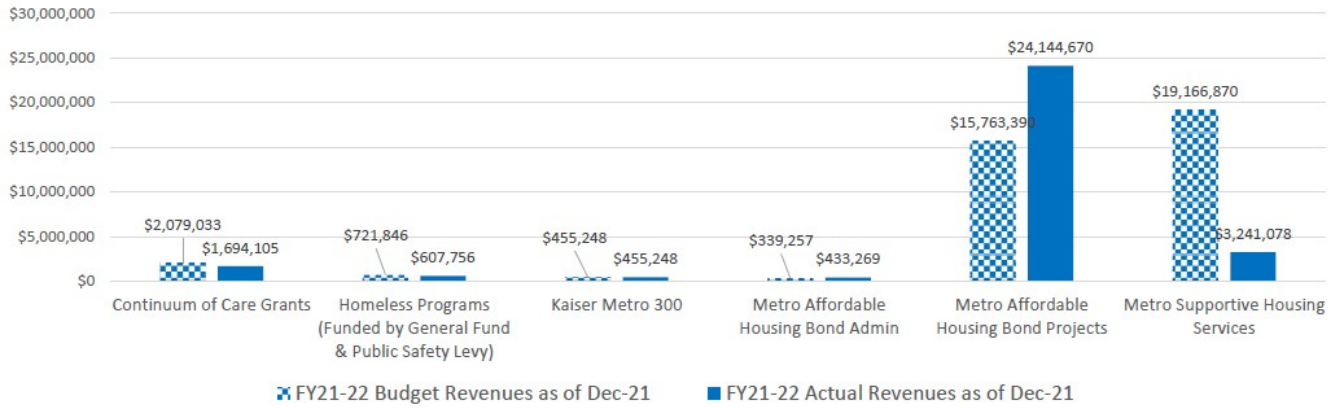
Project Status: Under construction

The Valfre at Avenida 26 (Forest Grove)			
Housing Units: 36		Project Based Vouchers: 8 PBVs	
0 Studio	9 1BR	21 2BR	6 3BR
Ownership: Partnership of Housing Authority/DCM Communities		Total Project Costs: \$13.2M	
		Funding: Metro Bond; Housing Production Opportunity Fund, 4% Tax Credits; Private Activity Bonds	
Project Update:			
<ul style="list-style-type: none"> Project is 70% complete and currently ahead of schedule. Coordination on marketing and lease-up has begun. 			

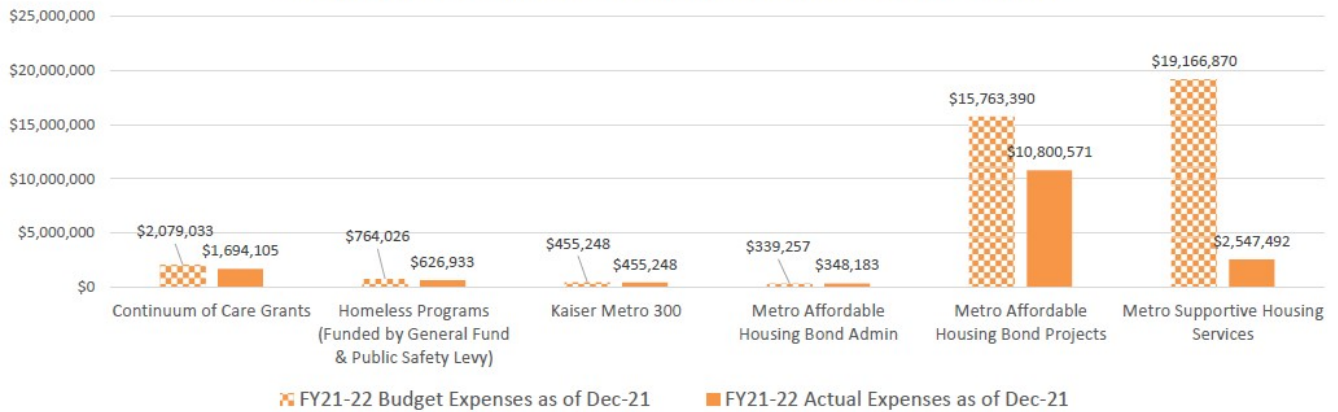


B. Financial Statement

Department of Housing Services Program Revenue Budget vs. Actual

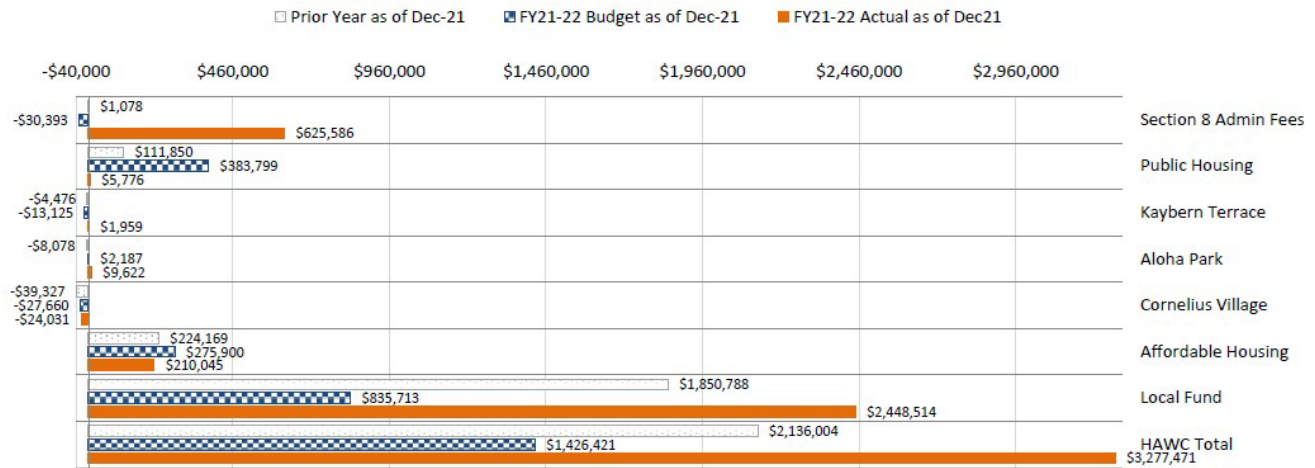


Department of Housing Services Program Expenditure Budget vs. Actual





Housing Authority of Washington County Program Net Income (Loss) from Operations



For December FYTD, net income from Housing Authority operations of \$3,277,471 was favorable to budget by \$1,851,050 and favorable to the prior year by \$1,141,466.

Section 8 Admin This program had net income of \$625,586 which was \$655,979 favorable to budget, the favorable variance from the budget is a combination new Emergency Housing vouchers awarded and remaining HUD CARES one-time funding to mitigate COVID-19 impact. \$761,786 of the \$925,725 CARES Act Admin fund was utilized to pay for administrative costs.

Public Housing had net income of \$5,776 which was \$378,023 unfavorable to budget. The unfavorable variance is due to capital fund to be drawdowned later to reflect capital fund activities schedule.

Kaybern Terrace had net income of \$1,959 which was \$15,084 favorable to budget. The variance is due to lower operating expenses.

Aloha Park had net income of \$9,622 which was \$7,435 favorable to budget. The variance is due to higher rental income to reflect revenue management plan.

Cornelius Village had net loss of \$24,031 which was \$3,629 favorable to budget. This property is projected to have a operating loss due to lower rental income and an annual mortgage payment of \$105K, management is working on a revenue mangemnet plan to increase rental income with minimun impact to tenants.

Affordable Housing had net income of \$210,045 which was \$65,855 unfavorable to budget. The unfavorable variance reflected scheduling of property rehabilitation fund to be provided by the Local Fund.

Local Fund had net income of \$2,448,514, favorable to budget by \$1,612,801, the variance is the combination of additional development fee collected from the Gateway Commons, higher capital distribution from Quatama Crossing and admin fee earned from processing the Landlord Compensation Fund program for the OHCS and scheduling of property rehabilitation fund to Affordable Housing.

C. Draft MTW Activities

The MTW program provides the Housing Authority of Washington County with a unique opportunity to design and test innovative, locally designed housing and self-sufficiency strategies for serving low-income families. These locally designed MTW activities will focus on meeting one or more of the three federally defined statutory objectives: 1) increase affordable housing choices, 2) increase cost effectiveness, and/or 3) promote self-sufficiency. As staff work to develop proposed MTW activities, they will be shared with the community, with our Housing Advisory Committee and with our Housing Authority Board of Directors to solicit feedback.

In January, we shared our proposed activities for this 2022, our first year as an MTW agency. On February 14, we posted drafts our PHA Plan, 2022 50075-MTW Supplement and 2022 MTW Activity Plan for public comment. (The 2022 MTW Activity Plan is a more reader-friendly version of the information included in the 50075-MTW Supplement.) The 45-day public comment period will run from February 14, 2022 through March 30, 2022. In March, we will also be holding virtual meetings for community partners, residents and participants to discuss the proposed activities and solicit feedback. The Housing Authority Board of Directors will hold a public hearing on the proposed PHA Plan on Tuesday, April 5th.



This month at the Housing Advisory Committee meeting we will discuss activities in more detail, before asking for recommended approval in March. The HABOD will consider the full document for submission to HUD at their April meeting, with the goal of beginning to implement approved activities in July.

Please click here to view the Draft 2022 Plans:

<https://www.co.washington.or.us/Housing/PoliciesPlans/plans-policies-reports.cfm>

VIII. DEPARTMENT UPDATES

D. Additional Department Updates

1. Housing Choice Voucher Program

HUD Allocated Units*			
Program	ACC	Monthly HAP Allocated from HUD	Monthly HAP per Household
Housing Choice Voucher (HCV)	2,706	\$2,399,934.89	\$886.89
Veterans Affairs Supportive Housing (VASH)	197	\$120,061.70	\$609.45
Foster Youth Initiative (FYI)	7	\$1,066.04	\$152.29
Subtotal	2,910	\$2,521,062.63	
HUD Special Purpose Vouchers*			
Program	ACC	Monthly HAP Allocated from HUD	Monthly HAP per Household
Mainstream Vouchers	178	\$137,992.72	\$775.24
Emergency Housing Voucher (EHV)	89	\$12,328.28	\$138.52
Subtotal	267	\$150,321.00	
HUD Total	3,177	\$2,671,383.63	
Regional and Referral Based Awards			
Program	Households to be Served	Monthly HAP Allocated from Metro SHS	Monthly HAP per Household
Regional Long-Term Rental Assistance (RLRA)	1,000	\$1,200,000.00	\$1,200.00
Subtotal	1,000	\$1,200,000.00	
Agency Total	4,177	\$3,871,383.63	

*We will receive updated allocation figures from HUD for the year by the end of March 2022.



Utilization:

Vouchers and Awards Leased Up								
HUD Regular Vouchers (ACC)								
	HCV		VASH		FYI		All Actual UML	
	#	%	#	%	#	%	#	%
Dec-21	2,469	91.24%	141	71.57%	1	14.29%	2,611	89.73%
Jan-22	2,477	91.54%▲	141	71.57%	1	14.29%	2,619	90.00%▲
Grand Total	2,477	91.54%	141	71.57%	1	14.29%	2,619	90.00%

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

Utilization (continued):

Vouchers and Awards Leased Up						
HUD Special Vouchers					SHS/RLRA	
	Mainstream		EHV		#	%
	#	%	#	%		
Dec-21	171	96.07%	51	57.30%	98	20%
Jan-22	171	96.07%	61	68.54%▲	91	18.20%▼
Grand Total	171	96.07%	61	68.54%	91	18.20%

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



Waitlist Demographics:

Current HCV Wait List*		Voucher Activity			
October 2021 (households)	1,802	HAWC Vouchers Issued	32	Total Outstanding Vouchers	205

Wait List Time Based on # of Household Members

# HH Members	1	2	3	4	5	6	7	8	9	10	Total
# Families	918	368	253	142	73	31	11	4	2	0	1,802
Average Days	137	137	138	138	137	137	139	139	132	-	137

Wait List Based on Gender

Gender	Female	Male	Total
Total	1,292	510	1,802

Wait List Based on Race

Race	Am. Indian	Asian	Black	Multiple	Native Haw.	Missing	White	Total
Total	53	47	387	190	13	55	1,057	1,802

Wait List Based on Ethnicity

HH Ethnicity	Hispanic	Not Hisp.	Missing	Total
Total	298	1,457	47	1,802

Wait List Based on HH Type

HH Type	Disabled	Elderly	Family	Other	Total
Total	507	216	669	410	1,802

The waitlist includes clients who applied for the waitlist in July-August 2021 and were selected for the waitlist via random lottery.

The latest waitlist for issuance was generated November 19, 2021.

Department Update:

The Rental Assistance Division (RAD) ACC utilization increased to 90%, hard work from the team with leasing success. The HCV team issued 3 vouchers for the month of January. This was due to the weather conditions that affected office hours as well as staff being out sick. We are working on going through the Personal Declaration Packets that have been submitted from the Waitlist Pulls. The division experienced the first desk rotation under the new Teams structure. The team has been working on deep dives of procedures and the new procedure manual is coming online process by process with training starting mid-February. The division will continue to find solutions to streamline processes.



Project-Based Vouchers

Total Leased	Total Contract	Utilization Rate			
186	218	85%			
Projects Leased	Units Leased	Units Eligible	Projects Leased	Units Leased	Units Eligible
Alma Gardens	7	8	The Mary Ann	4	8
Alma Gardens - VASH	5	5	Orchards	23	24
Barcelona	7	8	PLUSS	12	12
Bridge Meadows	7	8	Pomeroy Place	13	15
Cedar Grove	8	8	Pomeroy Place - VASH	4	5
Cornelius Place	11	11	Red Rock Creek Commons	24	24
Fir Crest Manor	13	14	Sunset View	19	24
Housing Team/SAMHSA	3	3	Tom Brewer House	11	13
The Knoll	8	8	The Viewfinder	2	8
The Knoll - VASH	4	4	The Viewfinder - VASH	4	8

Awarded: Project has been allocated project-based vouchers contingent on satisfying RFP requirements

Project-Based: Project is ready for occupancy and vouchers are attached to specific project-based voucher housing units in the property.

2. FSS Programs & Special Projects

Participating Households	
Housing Choice Vouchers	41
Public Housing	12
Total Participating Households	53
Escrow Balances	
Households with Escrow Balance >\$0	29 (55%)
Total Escrow Balance	\$271,123
Highest Escrow Balance	\$49,947
Average Escrow Balance	\$5,116
Monthly Escrow	
Households Accumulating Monthly Escrow	18 (34%)
Total Monthly Escrow	\$12,153
Highest Monthly Escrow	\$1,209
Average Monthly Escrow	\$229
Average Increase in Annual Earned Income	
Households showing increase in Annual Earned Income	19 (36%)
Total Increase in Annual Earned Income	\$670,794
Highest Increase in Annual Earned Income	\$74,917
Average Increase in Annual Earned Income	\$12,656



3. Public Housing

Occupancy Rates					
Program	Units	Oct - 21	Nov - 21	Dec - 21	Jan - 22
Public Housing	244	98.7%	99.1%	98.7%	100%

Average Vacancy Days

Average vacancy days for the month of January was at 67 days, HAWC’s goal is 18 days. Capital improvements completed in the leased units contributed to the extended vacancy periods. HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis and rates 20 days or less as an “A”. For the first quarter of FY 21-22, HAWC’s average is 86 days.

Work Order Effectiveness

Average maintenance response time for work orders is a major indicator that correlates closely with resident satisfaction and preservation of our capital assets. HUD standard for completion time on emergency work order is 24 hours and 25 days for routine work orders. HAWC’s goal is 3 hours for emergency work orders and 3 days on routine work orders. For January, the average maintenance response time for emergency and routine work orders was:

Work Order Performance				Waitlist			
Emergency W/O	Jan - 22			1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	Avg. Time	Routine W/O	Avg. Time				
6	7.43 hours	161	11.75 days	789	390	78	31

4. Affordable Housing / Portfolio Rehab

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

Occupancy Rates	
	Jan - 22
Affordable Housing (332 units)	96%
Bond Portfolio (263 units)	99%
Specialty Housing Portfolio (28 units)	96.4%



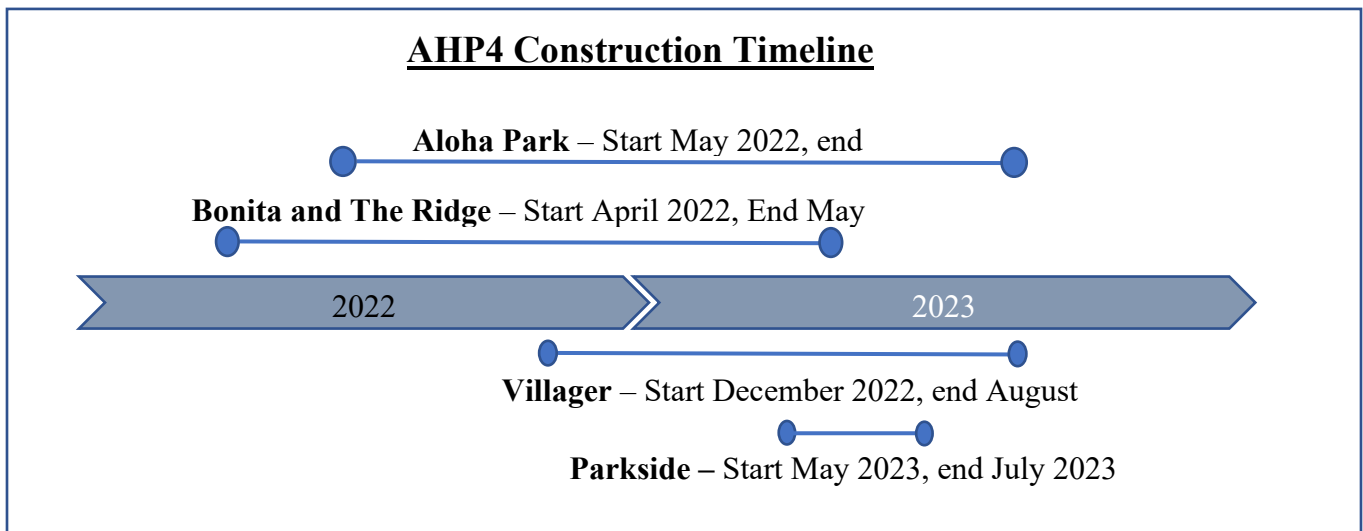
HAWC Partnership Affordable Projects

Project Name	City	St.	1 BR	2BR	3 BR	4 BR	Total Units	Year Completed
Covey Run	Forest Grove				26	14	40	2001
Gateway Commons	Hillsboro		18	51	44		113	2004
Quatama Crossing	Beaverton		222	423	66		711	2006
The Orchards at Orenco Station	Hillsboro		40	17			57	2015
The Orchards at Orenco II Station	Hillsboro		44	14			58	2016
The Orchards at Orenco III Station	Hillsboro			33	19		52	2018
Sunset View Apartments	Beaverton		88	112	36		236	2016
The Fields	Tigard		128	104	32		264	2020
Willow Creek Crossing	Hillsboro	38	71	11			120	2020
TOTAL	-	38	611	765	197	14	1,651	

Note #1: Cascade Housing Inc., the development partner, has sold Covey Run and is in the process of selling Gateway Commons. Affordability covenants are unaffected.

AHP4 Portfolio Rehab

- Building permit for properties in Forest Grove have been approved. HAWC is still waiting for approval from Tigard and Washington County.
- Construction is scheduled to begin in late April 2022 at Bonita and The Ridge with Aloha Park following 30 days later in May.





5. Continuum of Care (CoC) Homeless Division

The County’s comprehensive plan [A Road Home](#) is focused on preventing and ending homelessness through a systems approach and funding to achieve the strategies outlined in 6 goals. The [FY2021/22 Work Plan](#) to provide prevention assistance, housing and services is a multi-disciplinary approach to address the socioeconomic factors and interconnected causes of homelessness.

[Community Alliance of Tenants](#) (CAT) provides tenant services in Washington County to include Renters Hotline at 503-288-0130. CAT is Oregon’s only statewide tenant rights organization that supports low-income tenants through education, organizing and empowerment.

The Rural Assistance in Transition from Homelessness (RATH) program was implemented 11/1/2021 to provide a continuum of services in small cities and unincorporated areas to include prevention and housing retention, outreach, basic needs, intensive case management and health care navigation services, and housing navigation and tenancy supports.

Eviction Court Cases filed by				
Month	2022	2021	2020	2019
January	113	30	286	294
February		28	250	257
March		39	98	267
April		33	5	232
May		32	12	262
June		28	17	253
July		84	24	275
August		90	14	252
September		92	19	284
October		89	15	246
November		132	16	239
December		96	31	234
Total	113	773	787	3095

Source: Washington County Civil Court Department

A Public Hearing for the draft FY2022 [Action Plan](#) will be held on 4/6/2022 at 10 a.m. The Action Plan will be presented by the Office of Community Development and the Cities of Beaverton and Hillsboro. The goals and outcomes identified in the Action Plan align with ESG, CDBG, HOME and other resources identified in the Consolidated Plan’s Strategic Plan which describes how federal funds and other local and state resources will be deployed to address community development and affordable housing.

Federal CoC Program Funding, Reporting and Activities

At the 2/2/2022 HSSN meeting, the membership prioritized \$868,132 in federal [Emergency Food and Shelter Program](#) (EFSP) funds to include \$42,443 Off-Site Lodging (Hotel/Motel Vouchers), \$169,774 Food/Meals, \$131,183 Shelter Operations, and \$524,732 Rent/Mortgage Assistance. The competitive grant application will be posted [online](#).

A competitive [FY2021 CoC Program](#) grant competition was submitted to HUD requesting \$4.4 million to renew 10 programs and fund one new rapid rehousing “Bridge Housing” sponsored by Centro Cultural. Awards are pending HUD announcement.

The county’s [Homeless Management Information System \(HMIS\)](#) is administered by Housing Services CoC staff in partnership with the Portland Housing Bureau that contracts with WellSky, the HMIS software vendor.



- The CoC Board approved entering a regional HMIS implementation that would transfer administration of the HMIS from Portland Housing Bureau to Joint Office of Homeless Services.
- JOHS reported this month that they are looking at administering the HMIS with the exception of the HMIS COMP site that contains information on victims of domestic violence. Domestic and Sexual Violence Coordination Office (DSVCO) has proposed administration of the 3-county HMIS COMP site in compliance with the federal Violence Against Women Act (VAWA).
- The new tri-county HMIS implementation has slipped from 4/1/2022 to 7/1/2022.

The HUD McKinney-Vento Homeless Assistance Act, as amended, requires local CoC's to plan and implement a coordinated system of care. CoC's are required to submit to HUD annual reports to demonstrate systemic response outcomes.

- [Longitudinal Systems Analysis \(LSA\)](#) report provides HUD and the CoC with critical information on demographics of people who access and participate in the homeless system. HUD utilizes nationwide data provided in the LSA, PIT and HIC reports to inform congressional leaders on the progress to end homelessness. The LSA was submitted to HUD on 2/15/2022 and posted [online](#).
- [System Performance Measurement \(SPM\)](#) report uses established metrics to provide HUD and the CoC with system-level performance as a coordinated system. The SPM is used by HUD in awarding CoC Program grant funding and demonstrates coordination with ESG Program recipients and all other homeless assistance stakeholders in the community. The local SPM report was approved by the CoC Board on 2/11/2022 and posted [online](#) with submittal to HUD by 2/28/2022.
- [Point In Time \(PIT\) Homeless Count and Housing Inventory \(HIC\)](#) occurred on 1/26/2022 to enumerate data on people experiencing homelessness who are "unsheltered" (e.g. living on the street and places not meant for human habitation) and "sheltered" (e.g. emergency shelter, transitional housing and safe have). Additionally, persons in housing beds/units will be reported to HUD in the CoC's Housing Inventory Chart (HIC). The PIT and HIC reports informs local CoC planning to include racial equity, program bed utilization, analyze contributing factors to homelessness, and unmet needs. The local PIT and HIC will be approved by the CoC Board on 4/8/2022 and posted [online](#) with submittal to HUD.

CoC Governance and Community Engagement

The CoC is governed by the [Housing and Supportive Services Network \(HSSN\)](#), a consortium of more than 60 citizen advocates, public and nonprofit provider agencies working collaboratively to plan, coordinate and provide housing and services in a system of care that aligns with priorities outlined in local plans, *A Road Home*, the *SHS Program LIP*, the *2020-2024 Consolidate Plan*, and the Federal strategic plan *Home, Together*. [Meeting agendas](#) are available online.

HSSN Guest Speaker: March 2, 2022 - 8:30 a.m.

- Mari Valencia-Aguilar, Office of Community Development
Emergency Solution Grant (ESG) Consultation with the CoC
- Lauren Thomas, Office of Community Development
HOME-ARP Consultation with the CoC

The HSSN publicly invites participation in the work to plan, coordinate and implement a responsive homeless system. The January HSSN meeting included 82 attendees, of which 12 attendees identify as persons with lived homeless experience.



- February membership included the following representation: Collaboration related to Children and Youth – State Education Agencies (SEA), Local Education Agencies (LEA), Local Liaisons and State Coordinators
 1. Does your Agency or Program work with children?
 - 78% Yes
 - 22% No
 2. If “Yes”, check all that apply:
 - 35% Agency collaborates/formal partnership with youth education providers
 - 15% Agency collaborates/formal partnership with SEA and LEA
 - 50% Agency collaborates/formal partnership with school districts

6. Supportive Housing Services (SHS)

The Supportive Housing Services program completed its second quarter report and presented program updates to the Board of County Commissioners on February 8th, 2022. The program continues to focus on building and stabilizing new programs and structures launched in the first 6 months, adding winter shelter programs in Q2, to the previously launched Housing Case Management Services and Bridge Shelter programs, and the restructured Community Connect system. At the end of the second quarter 94 households have been housed with Regional Long Term Rent Assistance, 140 have been enrolled and are seeking housing, and a total of 490 case management services slots have been created to help chronically homeless households seek and maintain permanent housing. Additional SHS programs are planned to launch in the second half of the fiscal year, including:

- Rapid Rehousing and Rapid Resolution rent assistance programs,
- System Navigators embedded in Health and Human Services programs, and
- 54 new Permanent Supportive Housing homes at the Aloha Inn.

[Supportive Housing Services FY 21/23 Quarter 2 Report](#)

Community Engagement Series to Support Shelter Expansion

The SHS program is launching a series of engagement activities across Washington County to discuss the need for year-round shelter in our community, while gathering feedback to help inform our community guidelines for expanding and locating future shelter programs. This series of community engagement is aimed to help build community understanding of shelter programs and support the work of identifying sites for permanent shelter programs. The SHS program aims to create many types of shelter programs, including alternative shelters such as pod villages or safe parking programs, with an overall goal of increasing year-round shelter capacity with an additional 250 beds. The engagement work will include community events focused on different areas of the County, stakeholder and impacted people interviews, and the development of a community guidelines document to guide the policies and processes for locating and launching future programs. Look for announcement about these events soon, scheduled as follows:

- Tuesday, March 1st (6 – 7:30pm) – Virtual engagement event for Western County
- Thursday, March 3rd (6 – 7:30pm) – Virtual engagement event for Eastern County
- Thursday, March 10th (6 – 7:30pm)- Virtual engagement event for Central County
- Saturday, March 12th (11 – 12:30pm)– Virtual engagement event for all County



Tri-County SHS Request for Programmatic Qualifications

Washington County partnered with Clackamas and Multnomah Counties on a coordinated procurement effort to qualify service providers working across the region to be able contract with all three Counties for the provision of Supportive Housing Services. Washington County was honored to be asked to lead this procurement process for the Tri-County effort. The procurement process offered one centralized application allowing organizations to consider providing services across five different service categories, and in one or all three Counties.

- Outreach and Engagement Services,
- Shelter and Transitional Housing Services,
- Housing Navigation, Placement and Eviction Prevention Services,
- Housing Stabilization Services
- Wrap Around Support Services

The application period was open for two months and resulted in more than 90 organizations submitting completed applications. Approved providers will be eligible to provide services for up to 5 years and will be considered for contracting opportunities available in each of the Counties they opted to work in, and service categories for which they are approved. A review process is currently underway, and the list of approved qualified vendors will be announced in early March.

IX. ADDITIONAL TOPICS
