



MEETING MINUTES

HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY

April 27, 2023- 9:00 a.m.

In-Person Meeting at Adams Crossing Olympic Conference Room

Virtual Component Via Zoom

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Renee Brouse	Komi Kalevor
Eric Schmidt	Melissa Sonsalla
Deena Castrejon	Jacob Boyett
Fernando Lira	Katherine Galian
Nina Stafford	Jes Larson
Melinda Bell	Leslie Gong
Dave Bachman	Andrew Crampton
Haley Purdy	Liz Morris
John Epstein	
Gena Briggs	<u>STAFF ABSENT</u>
Bruce Dickinson	Will Seals
Ryan Cain	
Carine Arendes	<u>GUESTS</u>
Nina Sparr	Jacquelyn Saito
<u>ABSENT</u>	<u>HABOD MEMBERS PRESENT</u>
Narendar Sahgal	

I. MEETING CALLED TO ORDER – 9:00 a.m. A quorum was present.

II. PUBLIC COMMENTS

None

III. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES

Carine Arendes shared that former HAC member, Sheila Greenlaw-Fink along with Unite Oregon and the City of Beaverton set up a tour of affordable housing sites. This provided a great opportunity for those not familiar with affordable housing to be able to get a firsthand look at how this type of housing is developed.

Eric Schmidt reported several members of the Behavioral Health Council of Washington County attended the opening of the Aloha Inn and expressed their excitement at how this project is providing housing and behavioral health services to the community.



Dave Bachman stated rents are leveling out a bit, however those numbers are slightly skewed due to the number of affordable housing units that have been opening in the county.

IV. ACTION – APPROVAL OF MINUTES

The committee voted to approve the March 23, 2023 meeting minutes.

Motion: Eric Schmidt

Second: John Epstein

Vote: All in favor

V. EXECUTIVE DIRECTOR’S REPORT

Presented by Komi Kalevor, Executive Director.

Komi announced that Jess Larson has left her position as the manager of the Supportive Housing Services (SHS) program and has accepted the position of Assistant Director of Washington County Housing Services (Homeless programs). He shared the Aloha Inn has officially opened. This property was acquired by the Housing Authority in 2021 and has been renovated for permanent supportive housing. It is managed by Cascade Property Management and the operational funds are provided by the SHS levy. The service providers are Bienestar, CPAH, and Sequoia Mental Health. The Housing Authority is looking to acquire an affordable housing property called Wood Springs located in Tigard. Komi announced he will be retiring in June and will be assisting in the onboarding of his successor in August and September.

VI. RESOLUTIONS / ACTION ITEMS

N/A

VII. ONGOING BUSINESS

N/A

VIII. NEW BUSINESS

A. New Committee Member Introductions

Ryan Cain is a Senior Project designer at Pinnacle Architecture working almost exclusively on affordable housing for over four years.

Haley Purdy is an architect working in affordable housing and community based projects for eight years at Scott, Edwards Architecture.

Deena Castrejon is the Executive Director for Transcending Hope Recovery Homes which provides housing for people with substance use disorder, provides housing for Aid, and Assist community restorative programs.

Dave Bachman was re-elected to the HAC. He is the President of Cascade Property Management.

Bruce Dickinson has worked for over 40 years in securities and residential housing.



B. Public Records/Meeting Training for HAC Members

County Counsel, Jacquilyn Saito will be providing a virtual training to members of the Housing Advisory Committee (HAC) on the rules and regulations of public meetings and public records on Friday, May 5th at 10:00 am.

IX. DEPARTMENT UPDATES

A. Development Updates

Andrew Crampton noted the success of Washington County's implementation of the Metro bond which has created over 800 units of affordable housing. They are working toward a plan to continue the growth of affordable housing in the county. Executive Order 23-04 signed by Governor Kotek has established aggressive housing goals which increase annual statewide housing production from 20,000 to 36,000. It also has created a statewide Housing Advisory Council and Housing Production and Accountability Office (HPAO). It will also include 770 million in general obligation bonds to build affordable housing, 113 million for PSH production and assistance, and 118 million to preserve existing multifamily and manufactured housing.

Ideas for continuing the growth of affordable housing:

- Site acquisition model: work with experienced brokers to find existing sites; consider apartments that are already being built or in the process; public partnership opportunities
- Federal funding opportunities: leverage MTW (Moving to Work) agency status, pursue federal grant funding; link between public health and housing
- Explore Non-LIHTC (low income housing tax credits) funding opportunities looking at regional funding solutions
- Metro Site Acquisition Fund: Walker Road and Elmonica Station with a third site in Aloha in progress
- Consider future projects the Housing Authority is the lead developer such as the partnership with PCC that is developing a 3-acre site to create 100 units of affordable housing
- Temporary housing with plans to move to permanent housing
- Partner with private and non-profit developers similar to Dartmouth Crossing and also provide funding to renovate current transitional sites to permanent housing
- Preserving housing on properties who's Safe Harbor period is ending

Bruce Dickinson wondered what percentage of the project in the pre-development or development phase will cover the current housing need.

The need is always changing and the Housing Authority is working hard to keep pace with the needs in the county.

Carine Arendes asked if there are discussions about proposing a subsequent regional housing bond or other ideas to increase revenue resources to meet the ongoing affordable housing needs.

Jess Larson stated Metro and leaders in the tri-county area are asking those questions to consider the viability of a subsequent bond.



Deena Castrejon asked if there is a prioritization of future development properties.

A Local Implementation Strategy was developed in partnership with Metro that is prioritized.

Ryan Cain noted the expiring low income housing tax credit issue is a concern statewide and asked how the county can help with keeping those properties affordable.

Komi noted the Housing Authority will not be able to acquire all twelve affordable housing properties that will be expiring in the next couple of years. They are looking at how to extend the affordability short-term for the next 5 to 10 years instead. Another option is working with investors to keep a percentage of units affordable with the remaining moving to market rate. Melissa explained there is a pilot program with OHCS that provides funds to assist tenants in these units that can be duplicated statewide.

B. Rental Assistance Updates

Liz Morris reported the Rental Assistance Division (RAD) currently has 30 employees divided into five teams. These divisions include Support, Regional Long-term Rental Assistance ([RLRA](#)), Special Purpose Voucher, Housing Choice Voucher, and Customer Service. The department oversees 12 programs that has distributed 4,883 subsidies/housing allocations. They have served over 6,000 people and there are currently 59 families in the self-sufficiency program. Highlights of several of these programs can be found in the [Rental Assistance presentation](#), highlighted showing allotted numbers served, per unit cost, and the monthly housing assistant payments.

Every year Congress approves the federal housing budget at which time the Washington County Housing Authority is given a portion of that allocation. It is then administered to various housing programs within the county. HUD monitors the funds through required reporting submitted by the Housing Authority. The primary areas the county works with are Public and Indian Housing (PIH), Fair Housing/Equal Opportunity, local Portland field office, policy development and research, and the Office of the Inspector General. There are policies and regulations that guide HUD funding which include Title 24 of the Code of Federal Regulations, the federal register that include public notices and updates, and PIH notices (NOFOs, regulation changes, policy updates). The Housing Opportunity Through Modernization Act of 2016 ([HOTMA](#)) revises HUD regulations for rules relating to public housing and Section 8 rental assistance programs. It will also make changes in sections relating to policies from the Housing Act of 1937 and implement Section 103 (public housing) and Sections 102 and 104 affecting all programs. The MTW activities through the Tiered Rent Study will include a control group and study group with HUD providing guidance on the HOTMA implementation. Congress has directed the National Standards for the Physical Inspection of Real Estate (NSPIRE) to add additional safety requirements like carbon monoxide detectors, fire doors, smoke detectors, and the safety inspection guidelines are the same for all programs. The implementation for public housing will begin in July and the PBRA and NSPIRE-V voucher programs will begin in October. The Housing Information Portal (HIP) will be updated to reduce the cost and administrative burden on how PHAs collect information. As a recipient of HUD funding, the Housing Authority affirmatively furthers fair housing by making sure there is no discrimination by race, color, national origin, religion, sex (including gender identity and sexual orientation), familiar status, or disability.



Deena Castrejon inquired about the difference in the PUC costs within the various voucher programs and where people receiving emergency vouchers are being housed.

The emergency housing vouchers are supported by the referring agencies to provide assistance to those needing funding to maintain their housing. The PUC cost is the subsidy provided by the Housing Authority toward a family's rental cost.

Dave Bachman asked if data is available comparing household incomes in the county to the rest of the state and if it is dependent upon who is allowed in the program. He wondered if the changes to HUD as it relates to income determination will have an impact on the budget.

HUD has a Housing Authority dashboard portals that provide the per unit cost per state but she will research to see if there is data available to look at comparisons statewide. She also noted with implementations there tends to be rises in costs but then those costs tend to level out.

Nina Stafford asked where participants should be directed to receive information about the various programs and changes.

Changes are being made to the county's website to make it more user-friendly to participants so they are aware of openings in programs and where to go if they are unavailable. Tenants are encouraged to sign up for the newsletter to keep up to date on information and units that become available in the county.

C. Additional Department Updates

Additional department updates are located on page 11 of the April meeting [HAC packet](#).

X. MEMBER COMMUNITY UPDATES AND Q&A

Komi will be providing a link via email to all HAC members to sign up for the newsletter and encouraged sharing it with others. The May HAC meeting will be focused on next year's Housing Authority budget.

Bruce Dickinson asked for clarification on page 11 of the HAC packet to find out how many units the ask of \$5.79 million in emergency shelter funding will cover.

This funding is specific to the governor's executive order. A big part of this ask is for funding to keep the existing shelters in the county open year-round. Information on the exact number of units will be provided at a follow-up meeting.

XI. ADJOURNMENT

Meeting adjourned at 10:55 a.m.

Komi Kalevor
Secretary/Executive Director