



# MEETING MINUTES

## HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY

May 26, 2022- 9:00 a.m.

Virtual Meeting Via Zoom

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Renee Brouse	Komi Kalevor
Eric Schmidt	Melissa Sonsalla
John Epstein	Shannon Wilson
Sheila Greenlaw-Fink	Jes Larson
Katherine Galian	Ling Dressel
Nina Sparr	Liz Morris
Gena Briggs	Will Seals
Narendar Sahgal	Leslie Gong
Sid Scott	
Dave Bachman	
Nina Stafford	
Carine Arendes	<u>GUESTS</u>
Melinda Bell	Jacquilyn Saito
<u>ABSENT</u>	
Alma Flores	<u>HABOD MEMBERS PRESENT</u>

**I. MEETING CALLED TO ORDER** – 9:04 a.m. A quorum was present.

**II. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES**

Eric Schmidt shared at the Behavior Health Council meeting, Nick Ocon announced he and his staff will be working with the Housing Authority’s supportive services housing proposals to leverage funding within both departments.

Dave Bachman reported Cascade Management is in the process of opening and preleasing five buildings.

Sid Scott noted construction costs continue to escalate affecting projects long term.

Renee Brouse shared that Alan Evans; Executive Director of Helping Hands Reentry Outreach Centers is looking into building a facility similar to the old Wapato Jail turned shelter in Washington County. She also noted, the City of Sherwood is working on affordable housing options in alignment with HB 2001.



**III. ACTION – APPROVAL OF MINUTES @ 9:13 a.m.**

Sheila Greenlaw-Fink requested a change to the minutes to read “This made her think about the work the HAC does on regulated units, and might do on unregulated units, specifically with the Housing Authority; and that committee members might be able to work with Dave and others in the property management field to request that private sector landlords consider revising their onerous screening processes.”

The committee voted to approve the April 28, 2022 meeting minutes with the requested change.

Motion: Eric Schmidt

Second: Sheila Greenlaw-Fink

Vote: All voted in favor

**IV. EXECUTIVE DIRECTOR’S REPORT**

Presented by Komi Kalevor, Executive Director. Komi expressed his appreciation to the housing team for completing the portfolio rehab which is set to close in early June. The Housing Authority is set to move into the Adams Crossing building in late June. This new location is close to light rail providing access to clients using public transportation. He explained in order to address the \$400,000 in rental arrears, they are working with the Oregon Housing Alliance and other entities to reduce this amount. An appeal may need to be made to the Emergency Board to minimize the amount in arrears so they can continue to help those in need. Supportive Housing Services (SHS) have housed 200 chronically homeless with an additional 350 searching for housing. The Move to Work (MTW) plan is awaiting final approval from HUD and they are eagerly awaiting the implementation of the Housing Choice voucher program with the Beaverton School District which has the highest homelessness rate of students in the state.

**V. RESOLUTIONS / ACTION ITEMS**

**A. HAWC Budget Presentation**

Presented by Yaling Dressel, Housing Services Controller. The 2022-23 operating budget for the Housing Authority of Washington County includes the budget for both Housing Services and the Housing Authority. Housing Services includes CoC programs and the Metro Bond/SHS program. The Housing Authority includes Section 8, public housing, affordable housing, and local fund programs. The FY2022-23 budget will include funding for 86 FTE divided between HAWC development and asset management, CoC Homeless, Metro bond and SHS, as well as the HAWC Rental assistance. The proposed budget for FY2022-23 has a net income of two million dollars. The projected revenue and expenditures for FY2021-22 was projected to be six million dollars but actually expensed 30 million due to the 24 million in additional landlord compensation funds. Budget for FY2022-23 will exclude Aloha Park, Villager, Parkside, Ridge, and Bonita Villa properties because they will be converted to low income housing tax credit bond properties under the APH4 project with projected income of \$3 million and \$2.6 million in expenditures. This year’s budget has prioritized serving more families, innovating operations, and improving the HAWCs work. Due to the landlord compensation funds coming from the state last fiscal



year, there is more reliance on HUD this year to make up the 12% difference in revenue. The budgeted HAP revenues are increasing by two million dollars to \$35.5 million with expenses projected to break even. Other incurred expenses are repairs and maintenance, administrative costs, utilities, debt service interest, and other costs. The interest has been reduced this budget year because of the five aforementioned properties being moved to low income tax credit bonds. The Housing Choice Voucher program is slowly catching up to the increase in rents. This year HUD granted a 12.16% inflation rate instead of the average 4% because of a market rate study conducted in conjunction with other housing authorities to contest the average inflation rate. HUD granted 145 new vouchers last year which has steadily increased over the past couple of years. With these increases, new staff have been added to utilize these new vouchers as they are only granted based upon usage rates. This next budget year the Housing Choice Voucher admin fee has increased to \$3 million, which factors to 84% of the total cost. The current Public Housing portfolio consists of 244 units of which 60 single family units will be sold via the Section 18 disposition converting public affordable housing to privately owned. This places the responsibility of maintenance costs of the properties to the landlords. Net income from the Local Fund programs include cash flow from Quatama Crossing, real estate development, and housing units not funded by federal funds which will be invested in affordable housing development. Kaybern Terrace is projected to have a deficit this coming year and they are strategizing with the USDA to address this issue. The Cornelius Village apartments are projected to break even this next year and the Aloha Inn property is one of the rehab properties being converted to permanent supportive affordable housing.

**How can someone gain access to living at the new Aloha Inn property?**

Community Connect is the system that will be used to assess individuals to provide the resources to the housing that is needed. If they are identified as needing wrap around services this location can provide, they will be recommended for referral.

**Does the HAC receive invites for grand openings of Housing Authorities new or renovated properties?**

Yes, committee members will be invited to upcoming grand openings. An invitation was extended to attend the grand opening of the Valfre in Forest Grove in July.

**Motion:** Recommend the FY2022-23 HAWC budget for submission to and approval by the Housing Authority Board of Directors.

Motion: Katherine Galian

Second: John Epstein

Vote: All voted in favor

**VII. ONGOING BUSINESS**

There was no ongoing business on the agenda.

**VIII. NEW BUSINESS**

**A. Beaverton School District – Partnership Serving Homeless Students**



Presented by Melissa Sonsalla, Policy and Strategic Initiatives Coordinator. The SHS program is partnering with the Beaverton School District to implement a new concept within the state by dedicating 50 Housing Choice vouchers. These vouchers will be set aside for families of homeless students in the Beaverton School District working directly with McKinny-Vento representatives to select and refer those households. These families will be paying 30% of their income toward their housing. They are also partnering with the SHS team and coordinating service providers to guide these families through the housing process along with 12 months of supportive housing services to help them maintain stability in their new housing unit. This program will begin in September with six to eight families a month to allow a more focused approach.

**Do the Housing Choice vouchers apply to students who are unaccompanied minors?**

No, the federal rules related to the Housing Choice vouchers mandate those receiving the voucher be age 18 or older. Although they would not qualify for this voucher it is an opportunity to connect those students to other programs available for unaccompanied minors.

**Is there assistance to help the families receiving the Housing Choice vouchers to find housing?**

There will be housing support navigators in this partnership program with the Beaverton School District.

**With 50 Housing Choice vouchers being set aside for this program, how does this impact the ability to provide other vouchers to those outside of this program?**

The analysis showed setting aside the 50 vouchers would not impact waitlist times. Those on waitlists will continue to see movement and will not be inhibited by this new program.

**Is there additional assistance to the households granted the Housing Choice vouchers to lead them to self-sufficiency to be able sustain their housing?**

Each household will be assessed as to their individual needs and a plan for supportive services will be developed to meet the supportive services they need.

**B. Expiring Protections for Affordable Housing Development Projects**

Presented by Shannon Wilson, Housing Development Manager.

The affordability designation will be expiring for 11 properties between now and the end of 2030. Five of these properties are owned by entities that most likely will not be continuing the affordability period. If the owners of these properties choose not to continue, at the end of their affordability term, there is a 3 year Safe Harbor period where affordable rental rates are guaranteed. Oregon Housing and Community Services (OHCS) has limited resources available for preservation of these properties. Some landlords are fighting Safe Harbor to remove this requirement.

**What policies are in place to address the issue of potentially losing these affordable housing units and are there other policy changes that might help families who may be losing their housing affordability?**

OHCS has looked at extending the affordability period from the outset for all of their tax credit programs from 30 to 60 years. In regard to the county, it is difficult to assemble financing to purchase these properties if they become available.



**What wrap around services are available to those with disabilities to assist them in obtaining better jobs so they can afford better housing?**

Some of the properties have resident services that provide job skills or trainings. Furthering availability of those services is something that can be built upon in the future. The Move to Work (MTW) program allows the county to build locally designed self-sufficiency programs that best fit the community. A self-sufficiency program is something that will be incorporated into the MTW program in the next couple of years.

**C. 2022/2023 Point in Time (PIT) Homeless Population Survey Update**

Presented by Jes Larson, Supportive Housing Services Program Manager.

The 2022 Point-In-Time (PIT) count was conducted on January 26, 2022 with the sheltered data coming from HMIS and unsheltered data from a physical count. A survey questionnaire was given to prevent duplication of data. The PIT is required but undercounts the amount of homeless in the county. In 2020, the total number of sheltered homeless individuals counted was 306, 307 unsheltered, totaling 613 homeless individuals. In 2021 those numbers increased to 359 sheltered, 357 unsheltered, totaling 716 homeless individuals. In 2022 this number increased further with 581 sheltered, 227 unsheltered, totaling 808 homeless individuals. Of the 2022 counts, the race breakdown was as follows: 24% Hispanic or Latino, 7% indigenous or native American, 5% Black, and 80% white. There was an increase in the 2022 sheltered count over last year and a corresponding decrease in the unsheltered count due to increased shelter capacity. Emergency shelter capacity has increased from 345 to 496 beds but many of those are seasonal which are only available in the winter months. New housing programs (HCMS/RLRA, EHV, ESG CV) that have been instituted have mitigated the number of homeless individuals in Washington County. For the first time data was released in coordination with Multnomah and Clackamas counties in a joint effort to look at homelessness regionally. For more information or questions, contact [Jes Larson](#).

**IX. DEPARTMENT UPDATES**

**A. Housing Development**

Due to time constraints, the Housing Development department update will be presented at the June meeting.

**B. Finance**

Finance updates were presented during the Resolutions/Action Items portion of the meeting.

**C. Additional Department Updates**

No additional department updates were shared.

**X. ADDITIONAL TOPICS**

No additional topics were shared.



**XI. ADJOURNMENT**

Meeting adjourned at 10:56 a.m.

Komi Kalevor  
Secretary/Executive Director