



MEETING MINUTES
HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY
February 28, 2019, 9:00 a.m.

Washington County Department of Housing Services – Juvenile Services Building
111 NE Lincoln Street, Suite 200-L, Hillsboro, OR 97124
Juvenile Services Building Room 258

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Sid Scott (Chair)	Shannon Wilson, Housing Development Coordinator
Ben Sturtz (Vice-Chair)	Komi Kalevor, Executive Director
Sig Unander	Melisa Dailey, Housing Program Coordinator
Gary Whiting	Melanie Fletcher, Rental Assistance Manager
Charri Schairer	Gary Calvert, Asset Manager
Sheila Greenlaw-Fink	Annette Evans, Homeless Program Manager
Melinda Bell	Ruth Osuna, Deputy County Administrator
Jason Hitzert	Laura Araza, Occupancy Specialist
Cindi Otis	Vanessa Savage, Occupancy Specialist
	Peter Ladley, Occupancy Specialist
<u>ABSENT</u>	<u>STAFF ABSENT</u>
Teri Smith	Yaling Huang-Dressel, Housing Controller
Katherine Galian	
Vince Chiotti	
Megan Henning	<u>OTHER ATTENDEES</u>
Joshua Groesz	Val Valfre
	Caroline Roper
	DeVita Lee

I. ROLL CALL – 9:04 a.m. A quorum was present.

II. ACTION - APPROVAL OF MINUTES FROM January 24, 2019

Motion: Gary Whiting
Second: Cindi Otis
Vote: All approved

III. DISCUSSION - ORAL COMMUNICATIONS & MEMBER UPDATES

MEMBER UPDATES

Sid Scott reported the Cornelius Place project is completed and the grand opening is scheduled for March 30.

Sheila Greenlaw-Fink talked about how to align services and get more money to serve more people.

Gary Whiting reported that months in inventory of homes for sale jumped from 2.5 months to 3.3 months. The market is improving for both buyers and sellers. The 10-year treasury note rate of return is down between 2.60% and 2.70%. Economists have projected the real estate market in 2019 will be similar to 2018. The Governor of Oregon will be signing a rent control bill that will apply to the entire state.

Ben Sturtz reported the homeless families project in Vancouver is 60% complete and <http://isabellacourt.com> is the designated leasing site for this project. REACH held meetings with Beaverton City Council and Beaverton Planning Commission to maximize the residential density without needing commercial space for their Beaverton project. Approval will be March 22 and in time for the tax credit application to the state. Another REACH project (101 units) located on 72nd and Foster was completed in February in partnership with Asian Health and Service Center.

Val Valfre, HABOD member, informed the committee that Governor Brown made a proclamation of approval of the *Statewide Housing Plan* on February 11. This document will be the focal point of how all their funding will be allocated. Projects will need to outline how they align with the guidelines stated in the plan. Also, Forest Grove received approval for their low income property tax exemption and they are trying to implement SDC waivers as well.

Jason Hitzert brought up the new rent stabilization bill, and the limit for rent increases is 7% plus CPI which this year increases it to ~10%; this resets upon new occupancy.

Melinda Bell reported they have completed their report for the Beaverton women and men's shelter for Union Gospel Mission.

ORAL COMMUNICATION

IV. EXECUTIVE DIRECTOR'S REPORT

Komi Kalevor reported on the local implementation strategy (LIS) which is a document Metro is requiring to guide local development and spending of the Metro bond funds. A consultant created a draft and the Housing Authority is refining it before it is submitted to the County Commissioners and Metro. Mr. Kalevor stated Housing Services and the Housing Authority are almost fully staffed and are looking to add a tenant support specialist as well as other possible positions to assist with the volume of work resulting

from the Metro bond. Joshua Crites, the new deputy housing director, will be starting March 11. Mr. Kalevor explained that a partial-year allocation of administrative funds from the Metro bond will be distributed this spring in the amount of ~\$171,000 while a full fiscal year allocation will be ~\$340,000.

V. STAFF REPORTS

A. Financial Statement:

Komi Kalevor reported the Housing Authority's financial position is strong. The income for affordable housing increased by \$150,000 but the expense side rose with contractor price increases and turnover activity. He added that utility costs have risen 14-18% the last few years. On the expense side, \$171,000 of increased expenses have come from utility increases.

B. Section 8 and Low Rent Public Housing

Melanie Fletcher reported waitlists are decreasing primarily due to mining the waitlist for families who are eligible for the Mainstream Voucher Program. These are for families that include a non-elderly disabled individual. She noted a fair market rent study was done three years ago by Washington State University that was submitted to HUD showing the HUD rent calculations were too low. To maintain the higher funding level a new submission must be sent in every three years. They've submitted the updated study and are awaiting a reply which has been delayed due to the government shutdown earlier in the year. If the fair market rents go up significantly the payment standards will need to be raised which increases spending on the voucher program. This is reflected in a lower budget utilization which allows some leeway in case of an increase.

C. Affordable Housing

Gary Calvert talked about the Section 18 program and noted that the Housing Authority will approach the Housing Authority Board of Directors at the April 2 meeting to request approval of the PHA Plan and also request authorization to proceed with submitting the Section 18 application to HUD.

Komi Kalevor commented that the nationwide deferred maintenance of Public Housing is about \$26 billion and in Washington County it is \$3.5-\$6 billion. The Housing Authority is presenting the Board several options for Public Housing, one of which is Section 18. He noted the current increase in revenue from public housing is due to the robust economy and availability of jobs.

Val Valfre noted the \$26 billion in deferred maintenance number has remained the same for the past 10 years. He believes this number is not accurate as properties have increased in age and the capital for capital funds have reduced. He asked if they are looking at RAD.

Komi Kalevor mentioned in the last cycle they were not eligible for RAD as HUD was targeting smaller agencies and prior to the last cycle, larger agencies were targeted. HAWC is waiting until the cycle targets medium sized Housing Authority agencies to possibly apply.

D. Special Projects

Melanie Fletcher reported there was not much change in project based vouchers (PBV). Our 11 PBVs at Cornelius Place will be added soon once inspections are complete. The FSS Program is doing well and they are moving to increase enrollment as several people have graduated the program and others have left.

E. Report on Homelessness

Annette Evans reported the Point-In-Time numbers will be finalized and reported at the next meeting. The SOS severe weather shelter at Sunrise Church in Hillsboro (50 beds) is closing on Sunday morning. They have been running over capacity and shifting people to other shelters. St. Anthony's in Tigard implemented a paramedic service program in partnership with Tualatin Valley Fire and Rescue providing first aid and preventative care to the homeless. Rolling Hills provides this service as well and Ms. Evans is working to have this service implemented at all the shelters next year. Ms. Evans noted permits to start construction on Clover Court were issued. Washington County will be meeting next week on the Metro funded tri-county equitable housing plan to include the City of Beaverton and the City of Hillsboro. The meeting will address questions regarding the integration of the tri-county equitable housing plan along with the Metro bond. The presentation on the plan funded by Metro was rescheduled for March 13 at the MPAC meeting and it will be presented to the Board of County Commissioners on April 9. All of the renewals were funded and funding has been received for a new project with McKinney-Vento funds of 3.8 million dollars to serve those fleeing domestic violence.

F. Housing Affordability/Development Initiatives

Shannon Wilson reported on development projects. She stated construction is ongoing at Willow Creek Crossing and The Fields. There are several potential projects in the negotiation phase. As the Metro bond moves forward there will be an opportunity to solidify the process to access the funds and prioritize the timing of which projects move forward.

VI. OLD BUSINESS

VII. NEW BUSINESS

Presentations

Laura Araza reported on the YES and Family Self Sufficiency (FFS) programs. She introduced Vanessa Savage, Housing's new FFS coordinator and Peter Ladley, Housing Careers Northwest case manager. "You Experience Success," aka YES, came from the need for wraparound coaching services. In the past, the program was solely a self-sufficiency program but this looks different for each individual. One focus of the program is helping people build wealth and introducing them to partnerships and who can assist them if something does go wrong. Ms. Araza added that they want to break the cycle of generational assistance so participants' children will not be on assistance when they reach adulthood. Organizations they partner with are Health Careers Northwest, Work Source, IDA cost saver accounts, and partner networks that provide

staff training so they can coach clients and direct them to different options best suited for them.

Vanessa Savage reported that the FSS program is available to all Section 8 and Public Housing participants. This five-year program focuses on education, employment, and building self-worth. Individuals are required to sign a five-year contract committing to outlined goals and they meet on a regular basis to help keep participants on track. Participants have the opportunity to build a HUD savings account. While this savings account is building there is also the IDA savers account which is a 3 to 1 dollar match. Options for these funds are purchasing a car, school tuition and a down payment for a house. Ms. Savage explained they also provide their clients with job leads, resume building, interview coaching, financial education, and credit building. There is also a program where rental assistance can become mortgage assistance for up to 15 years for those who qualify. Some of the programs they currently provide are adult education, ESL, high school and college classes, job training, financial education, legal counseling, and parenting classes. Last year 153 people were enrolled in the program, 11 graduated, two purchased homes, and 10 earned a technical or college degree. For the individuals who graduated, a little over \$164,000 was paid out in escrow. Vanessa introduced DeVita Lee, who graduated from the Section 8 assistance program, to share her story as a participant in the program.

Ms. Lee said she received her housing voucher in 2008. Upon moving back to the Portland area in 2009 she was introduced to the FFS program by her case worker. It wasn't until she completed her medical assisting degree in 2013 that she decided to enroll in the FFS program. She shared how through the encouragement and help from Laura Araza she began to believe she could obtain the goals set before her. Through the IDA program she saved enough money to go back to school to earn her bachelor's degree. She said her biggest take away from FFS is being able to believe in herself because many living on vouchers see it as a safety net and it is difficult to imagine living life without it.

Vanessa Savage explained the staff submits quarterly reports to the "Coordinating Committee" aka the Housing Advisory Committee (HAC). She thanked the HAC for the challenging advice and wealth of information they receive to help move the program forward. She asked the HAC for support on a new mentoring program that will give their clients access to professionals who can help guide and assist them in creating and keeping their goals. They need enthusiastic employee mentors willing to commit at least two hours a week bi-monthly. They also need employer support allowing employees to take comp time or work time to be a part of the program. In addition, there is a need for business mentors to allow clients to job shadow and receive advice to find the right career path. A survey will go out to match both mentors and mentees. Staff are also working on creating an avenue for feedback to assess the program.

Laura Araza noted that through Health Careers Northwest a few people have completed or are in the process of getting their medical training. Video testimonies were shown expressing how the flexibility and support of the training program helped participants

achieve their goal to complete the training program. Ms. Araza pointed out the crossover between programs help deliver the best resources for each client.

Metro Bond Update

Shannon Wilson presented an update on the Metro bond. The Housing Authority has been working closely with the other implementing partners, Beaverton and Hillsboro, on the Metro bond. She noted they also meet weekly with Metro and other implementing partners in the region. The County is also pursuing leads for a possible phase one project. Development of the local implementation strategy (LIS) in Washington County is ongoing.

Val Valfre asked if a public notice would be released regarding the housing opportunity funds. Komi Kalevor stated county administration is hoping to use those funds to support the Metro bond which means it may not be available in FY2018-2019.

Additional Discussion Items

Sid Scott suggested inviting the Housing Authority Board of Directors to attend a HAC meeting at least once a year.

The HAC decided to hold the June Housing Authority Committee meeting at 6:00 p.m. at Holly Tree Village in Beaverton.

VIII. RESOLUTIONS/ACTION ITEMS

N/A

IX. ADJOURNMENT

Meeting adjourned at 10:55 a.m.

Komi Kalevor
Secretary/Executive Director