



MEETING MINUTES
HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY
June 27, 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> |
|---|---|
| Melinda Bell | Komi Kalevor, Executive Director |
| Ben Sturtz (Vice-Chair) | Gary Calvert, Asset Manager |
| Sig Unander | Yaling Huang-Dressel, Housing Controller |
| Gary Whiting | Josh Crites, Assistant Director |
| Charri Schairer | Melisa Dailey, Housing Program Coordinator |
| Katherine Galian | |
| Cindi Otis | <u>ABSENT</u> |
| Dave Bachman | Shannon Wilson, Housing Development Coordinator |
| | Annette Evans, Homeless Program Manager |
| <u>ABSENT</u> | |
| Vince Chiotti | <u>OTHER ATTENDEES</u> |
| Sid Scott (Chair) | Val Valfre |
| Teri Smith | |
| Joshua Groesz | |
| Jason Hitzert | |
| Sheila Greenlaw-Fink | |

I. ROLL CALL – 9:01 a.m. A quorum was present.

II. ACTION - APPROVAL OF MINUTES FROM May 23, 2019

Motion: Katherine Galian

Second: Cindi Otis

Vote: All approved

III. DISCUSSION - ORAL COMMUNICATIONS & MEMBER UPDATES

MEMBER UPDATES

Gary Whiting stated May 2019 was the strongest May for single family home closings in the area since 2006 with 3,054.

Melinda Bell announced Union Gospel Mission purchased property on 185th near Sunset Presbyterian Church. They will be kicking off their fundraising campaign to build a new center for women and children.

Cindi Otis distributed a Portland Monthly article highlighting homelessness. It cites one of the main issues is the lack of housing and the need for everyone to be on the same page to help solve the homelessness problem.

Dave Bachman shared multifamily rental research data from all of Washington County which includes all rental comparables, rates, and the escalation over the past several years as well as new construction statistics. A digital copy will be distributed to everyone on the committee.

Val Valfre (HABOD member) stated the OHCS shelter study is being released on July 12th. He noted OHCS will award the 9% tax credits soon. Also, the Housing Authority Board of Directors passed a resolution objecting to HUD's mixed status proposal as did the Board of County Commissioners.

Katherine Galian reported Community Action was waiting on final allocations for Emergency Housing Assistance (EHA) and State Homeless Assistance Program (SHAP) funding. She was told if the legislature cannot pass the budget resolution as a continuing resolution then funding will stay at current allocation levels for EHA and SHAP. She added because they do not know final allocation numbers, they are extending subcontracts for partner organizations to keep things stable until September when they will post an additional RFP for street outreach that will focus on changing housing navigation. They have completed a federal funding application for the administration of adults, family, and sheltering in partnership with REACH and CPAH to bring parenting support to affordable housing complexes to help build social capital within those communities and work with parents to prevent child abuse and neglect. The *Issues of Poverty* report is published and Community Action is holding events to talk to community members about the findings. Ms. Galian noted they have a Tigard multi-service center that will be co-located with WIC and opening late summer on the corner of Highway 99 and Durham Road.

Ben Sturtz reported REACH has hired Alma Flores as their new Director of Housing Development. She was the economic development coordinator at the City of Beaverton and the Community Development Director for the City of Milwaukie. Mr. Sturtz is submitting for a certificate of occupancy (C of O) for Isabella Court II in Vancouver tomorrow. REACH is awaiting word if they received 9% tax credits on the The Mary Ann project in Beaverton. The Beaverton planning commission has approved The Mary Ann.

ORAL COMMUNICATION

IV. EXECUTIVE DIRECTOR'S REPORT

Komi Kalevor reported the Local Implementation Strategy (LIS) for the Metro bond has been revised after substantial community engagement. Home ownership was discussed but Metro has very aggressive goals for leveraging the bond funds and multifamily housing does that more effectively. Mr. Kalevor noted the minority women and small business participation has increased to 15% with an aspirational goal of 20% for

professional services contracting. They have set aside \$25 million for community housing development organizations (CHDOs). The Board of County Commissioners approved the LIS and it will be sent to Metro's community oversight committee, then on to the Metro Board, and finally comes back to the Board of Commissioners on August 1, 2019. Later this year Housing Services will release a notice of funding availability (NOFA). The Metro goal is 40% of the units to serve extremely low-income people (<30% MFI). Mr. Kalevor noted the Housing Authority Board of Directors, in addition to the Washington County Board of Commissioners, passed a resolution objecting to HUD's mixed status proposal. In 1980 there was a Housing and Community Development Act that stated financial assistance could only be given to people who are U.S. citizens. Currently, compliance with that directive is met by prorating assistance based on how many individuals within that household are U.S. citizens. Lastly, Housing is recruiting for a rental assistance program manager as Melanie Fletcher accepted a new position in Salem.

V. STAFF REPORTS

A. Financial Statement:

Yaling Dressel reported they are three days away from the fiscal year-end with \$2 million remaining that can be reallocated. She stated the external auditors are here for the County's financial statements and for the single audit which is required for federal grants over \$750,000. The auditors have selected three grants to audit of which two are from the Housing Authority: Section 8 and Aloha Park. In August, the auditors will return to audit the financials for the Housing Authority.

B. Section 8 and Low Rent Public Housing

Joshua Crites reported the waitlist numbers continue to shrink as individuals are pulled off the waitlist. They are pulling people off the waitlist about two times a month with about 75 individuals being pulled each time. He noted of the 75 individuals they pull, 20 people at the most may respond. The hope is to get through the waitlist by the end of the year and open up a new waitlist later this year or early next year. The utilization rate for Section 8 is 90% which has increased but 96-97 percent of Section 8 funds are being spent for the 90% utilization. This leaves unused vouchers because of the high cost of leasing up. They are working hard to lease up the 45 mainstream vouchers.

C. Affordable Housing

Gary Calvert reported there have been no vacancies in public housing the last couple of months. The waiting list for 3 and 4 bedrooms in public housing is exhausted so they have moved a few people around who are either under housed or over housed. Section 18 is moving forward with a tenant meeting set to be scheduled by mid-July to discuss transition from their current housing.

D. Special Projects

Melisa Dailey stated she attended a Housing Open House, along with Land Use and Transportation and Community Development, working together to discuss all the happenings to do with housing in Washington County including the Metro bond.

E. Report on Homelessness

Komi Kalevor reported on behalf of Annette Evans. He talked about the *Tri-County Equitable Housing Strategy To Expand Supportive Housing For People Experiencing Homelessness*. The research indicates a need for 226 permanent supportive housing units in Washington County. They are hoping to develop 100 of these units with Metro bond funds but these units will also need funding for wrap around services. The continuum of care RFPs will be released later in the year. Mr. Kalevor explained the County receives about \$3.8 million in federal funding for all the homeless programs. Lastly, he shared about a new group called HereTogether that is bringing together several entities to address the homeless issue.

F. Housing Affordability/Development Initiatives

No report.

VI. OLD BUSINESS

N/A

VII. NEW BUSINESS

Metro Bond Update

Komi Kalevor announced Washington County's phase one Metro bond project in Tigard. It is 80 units located on 72nd and Baylor in partnership with Community Development Partners (CDP). Half of the units will be two bedrooms or larger and 33 units are designated as extremely low income. He believes they will be able to utilize 8 project-based vouchers and 8 VASH vouchers at this property. Engage will be the service coordinator for this development. The estimate is to close on by mid-2020 and open by the end of 2021.

October Housing Forum

The Housing Advisory Committee suggested the following presentation topics for the upcoming housing forum on October 18, 2019:

- Educational topics focused on tools that would make affordable housing easier such as SDCs.
- Home ownership (Habitat for Humanity, Proud Ground – community land trust model, Portland Housing Center – homebuyer education)
- Continuum of housing needs
- Tiny houses, cottage cluster housing
- Funding for services to serve individuals with extremely low income in conjunction with affordable housing
- Low barrier – discussing the background of individuals affected and the impact it will make
- Update on the current homeless demographic in Washington County

- Housing stability
- Linking housing and employment

VIII. RESOLUTIONS/ACTION ITEMS

NA

IX. ADJOURNMENT

Meeting adjourned at 10:19 a.m.

Komi Kalevor
Secretary/Executive Director