



# **HOUSING ADVISORY COMMITTEE**

## **AGENDA AND INFORMATION PACKET**

**THURSDAY, August 25, 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.



# WASHINGTON COUNTY OREGON

## AGENDA

**THURSDAY, August 25, 2022 • 9:00 am – 11:00 am**

Zoom Webinar ID: 840 7750 0319 PW: 699156  
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- I. MEETING CALLED TO ORDER
- II. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES
- III. ACTION – APPROVAL OF MINUTES  
A. June 23, 2022 **9:15 A.M.**
- IV. EXECUTIVE DIRECTOR’S REPORT  
A. Executive Director Report..... Page 3 **9:17 A.M.**
- V. GUEST SPEAKER  
A. Richard Peel Presentation ..... Page 5 **9:30 A.M.**
- VI. RESOLUTIONS / ACTION ITEMS  
A. FSS Action Plan ..... Page 5 **9:55 A.M.**
- VII. ONGOING BUSINESS  
No items
- VIII. NEW BUSINESS  
A. October HAC Housing Forum..... Page 5 **10:20 A.M.**
- IX. DEPARTMENT UPDATES  
A. Rental Assistance ..... Page 6  
B. Additional Department Updates..... Page 10
- X. ADJOURNMENT **10:50 A.M.**

<b>2022 HAC MEETING SCHEDULE</b>	
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

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As of May 1, Washington County has entered a return to normal operations, after having begun lifting COVID-19 restrictions and masking requirements in coordination with the state of Oregon on March 12. There are still some exceptions, and masks are still required in health care settings and on public transportation, such as buses, trains, and in airports and on airplanes. Like the rest of the community, our department has had staff out ill with COVID-19 and has had to adjust to our “new normal”. In all cases, we are making an effort to support staff and the clients we serve, while following public health protocols. The County has signaled it will begin conducting its Board of County Commissioner meetings in a hybrid setting starting in late September, and has asked that all other boards/committees begin transitioning to hybrid meetings around that time as well.

The Housing Department move to the Adams Crossing building at 161 NW Adams Ave. is scheduled to take place during the week of September 5<sup>th</sup>, and will have the new office set to open on September 12<sup>th</sup>. The Housing Services Department will be located on the top two floors of the three story building, which is centrally located on the County campus just west of the Public Service Building (PSB). Work at Adams Crossing will be ongoing, even after opening the new offices, for specific items throughout the office, but the work will not affect our ability to be open to and help our clients.

On August 30<sup>th</sup>, the Housing Authority will hold a grand opening event for our newly completed project: The Valfre at Avenida 26 in Forest Grove, OR. The project is named after former Housing Executive Director Adolf “Val” Valfre and is unique in its status among the Housing Authorities portfolio in that it is owned by the Housing Authority. This comes after the recent groundbreaking for Plaza Los Amigos in Cornelius, OR on July 14<sup>th</sup>. Plaza Los Amigos will bring 113 new affordable rental homes, doubling the regulated affordable housing in the City of Cornelius, and utilized the Regional Affordable Housing Bond as a funding source.

The Washington County Department of Housing Services had the opportunity to host delegates from our HUD regional office and Dr. Richard Cho, Senior Advisor to HUD Secretary Fudge. During the visit, Housing Services staff shared progress made on our homelessness programs and initiatives including housing over 400 formerly homeless individuals and families over the last year.

Staff are working with other housing authorities and the Housing Alliance on a request to OHCS for Emergency Board State funding for rent arrears. Like many affordable housing providers statewide, the authority still has tenants with rent arrears that need to be corrected in the upcoming weeks and months. HAWC has partnered with other housing authorities in the region on how to best support tenants while also recognizing the need to collect rent to sustain operation.

The rental assistance team has successfully leased up 92% of our Emergency Housing Vouchers (EHV). That is worth mentioning as there has been some negative press around EHV lease up in both the Portland metro region and the Seattle metro region. On the topic of leasing up subsidies, the new Regional Long-Term Rental Assistance (RLRA) program which is part of the SHS program has leased up 200 chronically homeless individuals with another 350 out searching. Over the last 18 months, the Housing Department has housed over 350 chronically homeless individuals between our federal EHV, VASH, Mainstream programs and the SHS RLRA program.



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Lastly, the authority continues to wait on MTW plan approval from HUD. Once we get that, a host of MTW activities will be implemented through the end of the year including the Beaverton School District program as well as our scheduled rent reform activities.

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

Komi Kalevor  
Director



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## V. GUEST SPEAKER

Richard Peel, attorney with The Oregon Law Center, will give a presentation covering Oregon landlord / tenant law followed by a short Q & A session.

## VI. RESOLUTIONS/ACTION ITEMS

### FSS Action Plan

The Family Self-Sufficiency (FSS) program is a HUD program that helps HCV participants and public housing residents to build financial assets and pursue educational, professional and personal goals. The FSS program involves goal setting, mentoring and financial incentives to empower families in making positive life changes.

The FSS Action Plan is a required document that describes how HAWC enrolls participants, as well as the services and programs that will be made available to FSS participant households. Earlier this year, HUD released revisions to the program rules that made it necessary to update the FSS Action Plan. Staff will share information about our FSS program and the FSS Action Plan updates.

Action: Review the FSS Action Plan and provide feedback. No formal vote is needed.

## VII. ONGOING BUSINESS

N/A

## VIII. NEW BUSINESS

### October HAC Housing Forum

Staff will present date and location (virtual or in person) options for the 2022 October HAC Housing Forum, as well as possible themes for this year's gathering and catering options.



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## IX. DEPARTMENT UPDATES

### A. Rental Assistance

#### Housing Choice Voucher Program

HUD Allocated Units								
Program	ACC	Monthly HAP Allocated from HUD	Monthly HAP per Household					
Housing Choice Voucher (HCV)	2,706	\$2,450,393.88	\$905.54					
Veterans Affairs Supportive Housing (VASH)	247	\$247,741.47	\$1,003.00					
Foster Youth Initiative (FYI)	7	\$4,610.52	\$658.65					
<b>Subtotal</b>	<b>2,960</b>	<b>\$2,702,745.88</b>						
HUD Special Purpose Vouchers								
Program	ACC	Monthly HAP Allocated from HUD	Monthly HAP per Household					
Mainstream Vouchers	178	\$160,336.07	\$900.76					
Emergency Housing Voucher (EHV)	89	\$82,972.00	\$932.27					
<b>Subtotal</b>	<b>267</b>	<b>\$243,308.07</b>						
<b>HUD Total</b>	<b>3,227</b>	<b>\$2,946,053.94</b>						
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)	500	\$687,500.00	\$1,375.00					
<b>Subtotal</b>	<b>500</b>	<b>\$687,500.00</b>						
<b>Agency Total</b>	<b>3,727</b>	<b>\$3,633,553.94</b>						
Vouchers and Awards Leased Up								
HUD Programs								
	HUD Regular Vouchers (ACC)							
	HCV		VASH		FYI		All Actual UML	
	#	%	#	%	#	%	#	%
Dec-21	2,469	91.24%	141	73.10%	1	14.29%	2,611	89.73%
Jan-22	2,480	91.65%▲	144	73.10%▲	1	14.29%▼	2,625	90.21%▲
Feb-22	2,489	91.98%▲	146	74.11%▲	1	14.29%▲	2,636	90.58%▲
Mar-22	2,488	91.94%▲	146	74.11%▲	1	14.29%	2,635	90.55%▲
Apr-22	2,495	92.20%▲	147	74.62%▲	1	14.29%	2,643	90.82%▲
May-22	2,492	92.09%▲	152	61.54%▼	3	42.86%▲	2,647	89.43%▼
Jun-22	2,504	92.54%▲	147	59.51%▼	1	14.29%	2,652	89.59%▼
Jul-22	2,543	93.98%▲	147	59.51%▼	1	14.29%▼	2,691	90.91%▲
Aug-22								
Sep-22								
Oct-22								
Nov-22								
Dec-22								
<b>Grand Total</b>	<b>17,491</b>	<b>92.34%</b>	<b>1,029</b>	<b>67.30%</b>	<b>9</b>	<b>18.37%</b>	<b>18,529</b>	<b>90.30%</b>

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



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Vouchers and Awards Leased Up							
	HUD Programs				Regional Programs		
	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%▲	111	22.20%▲	
Feb-22	170	95.51%▲	69	77.53%▲	123	24.60%▲	
Mar-22	169	94.94%▼	75	84.27%▲	130	26.00%▲	
Apr-22	168	94.38%▼	78	87.64%▲	156	31.20%▲	
May-22	165	92.70%▼	82	92.13%▲	195	39.00%▲	
Jun-22	162	91.01%▼	82	92.13%▲	262	52.40%▲	
Jul-22	162	91.01%▼	82	92.13%	324	64.80%▲	
Aug-22							
Sep-22							
Oct-22							
Nov-22							
Dec-22							
<b>Grand Total</b>	<b>1,167</b>	<b>93.66%</b>	<b>529</b>	<b>84.91%</b>	<b>1,301</b>	<b>37.17%</b>	

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

## New Admissions:

Demographics shown for all new lease ups across all Rental Assistance Division Programs.

Participants by Race			Participants by Ethnicity		
Race	Count	%	Ethnicity	Count	%
American Indian	0	0%	Hispanic or Latina/o/e	24	22%
Asian	3	3%	Not Hispanic or Latina/o/e	85	78%
Black	12	11%	Missing Ethnicity	0	0%
Missing race	0	0%			
Multiple	8	7%			
Pacific Islander	8	7%			
White	78	72%			
<b>Grand Total</b>	<b>109</b>	<b>100%</b>	<b>Total</b>	<b>109</b>	<b>100%</b>

Total Household Members	Total Households Served
<b>109</b>	<b>70</b>



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## General Updates

In July of 2022, the Rental Assistance Division celebrated some project-based voucher leasing and contracting. The Valfre at Avenida 26 opened with all 36 units passing HQS and leasing began. The AHP4 project executed its 1<sup>st</sup> of 4 HAP contracts starting at The Ridge at Bull Mountain. The applications continue to come in as we convert 100 Affordable units to PBV on this Rehab Project. Along with the Asset Manager, we attended two resident meetings (Aloha Park and Bonita Villa) to explain the PBV process. More outreach and resident meetings will happen in August.

MTW updates, the team continues to work with MDRC to finalize process as the implementation of the Tiered Rent that has been delayed by two months and is anticipated for a 2/1/2023 effective date with recertifications. The workgroup is also working with Yardi to get the test site ready to go for the implementation of the Tiered Rent MTW program. The team will continue to finalize documentation, forms, letters and caseload optimization to implement the Triennial Reviews for eligible households. Estimated implementation will be with February 2023 effective recertifications and notices that are sent out October 1.

On July 29, 2022 HUD informed HAWC that we were awarded 30 new Mainstream Vouchers, which we will make effective November 1, 2022 and have 12 months to fully utilize. The award was based off the PIH Notice 2022-07 in which we applied for both new vouchers and Extraordinary Administrative Funding, we were only awarded new vouchers. The total Voucher Funding awarded was \$390,789 and brings our total Mainstream voucher allocation to 208.

## Project-Based Vouchers:

Total Leased	Total Contract	Utilization Rate
193	256	75.4%
Projects Leased	Units Leased	Units Eligible
Alma Gardens	8	8
Alma Gardens - VASH	5	5
Barcelona	8	8
Bridge Meadows	7	8
Cedar Grove	8	8
Cornelius Place	11	11
Fir Crest Manor	14	14
Housing Team/SAMHSA Pacific Village	0	1
Housing Team/SAMHSA Gateway	2	2
The Knoll	6	8
The Knoll - VASH	4	4
The Mary Ann	7	8
Orchards	12	16
Orchards-REACH	8	8
PLUSS	8	12
Pomeroy Place	15	15
Pomeroy Place - VASH	5	5
Red Rock Creek Commons	24	24
Ridge at Bull Mountain	1	38
Sunset View	22	24
Tom Brewer House	7	13
The Viewfinder	7	8
The Viewfinder - VASH	4	8
<b>Grand Total HAP</b>	<b>193</b>	<b>256</b>

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.



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\*Note the utilization for PBV decreased as we executed the HAP contract for 38 units at The Ridge at Bull Mountain. This project will be leasing over the next several months along with the three other affordable housing projects coming online in the next few months.

## FSS Programs & Special Projects

In July FSS Coordinator Peter Ladley completed a draft of the revised FSS Action Plan. That draft is now in final review with Melissa Sonsalla and the FSS team. A final draft will be presented to the HAC during the August meeting. It must be submitted to HUD by September 30<sup>th</sup>.

### Participating Households

Housing Choice Vouchers	50
Public Housing	14
VASH	1
<b>Total Participating Households</b>	<b>65</b>

### Escrow Balances

Households with Escrow Balance >\$0	31 (48%)
Total Escrow Balance	\$291,235
Highest Escrow Balance	\$30,919
Average Escrow Balance	\$4,481

### Monthly Escrow

Households Accumulating Monthly Escrow	19 (29%)
Total Monthly Escrow	\$12,407
Highest Monthly Escrow	\$1,097
Average Monthly Escrow	\$191

### Average Increase in Annual Earned Income

Households showing increase in Annual Earned Income	21 (32%)
Total Increase in Annual Earned Income	\$686,198
Highest Increase in Annual Earned Income	\$98,168
Average Increase in Annual Earned Income	\$10,577



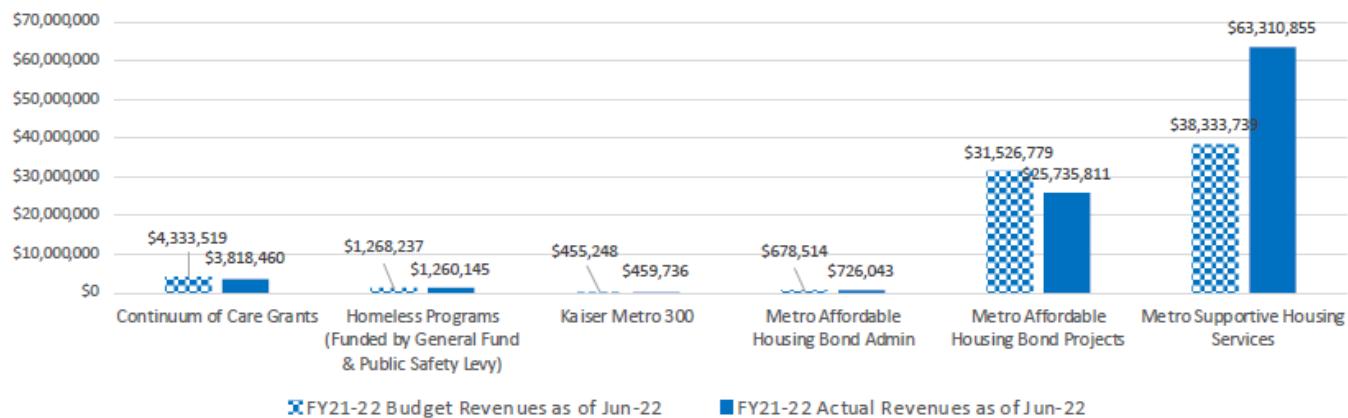
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## IX. DEPARTMENT UPDATES

### B. Additional Department Updates

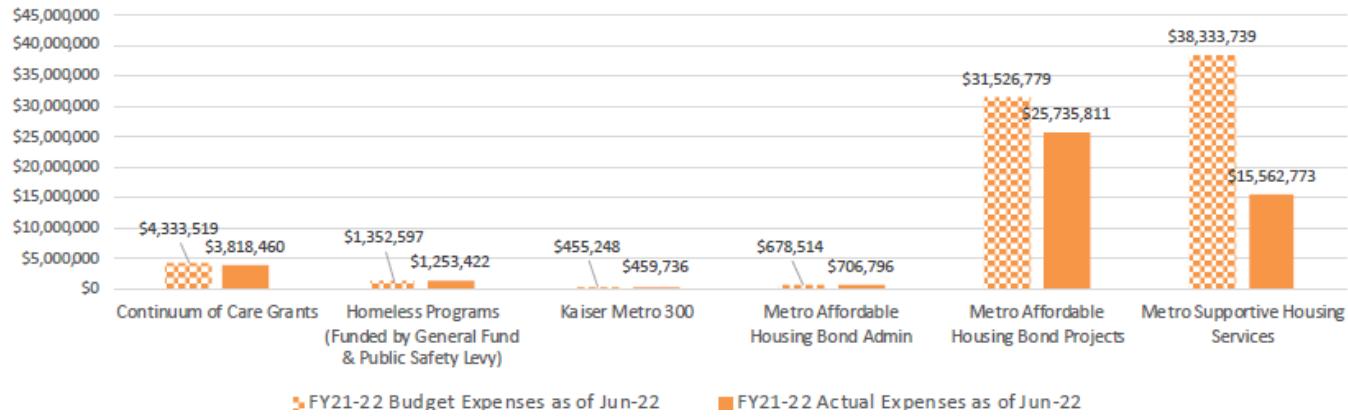
#### 1. Financial Statement

Department of Housing Services Program Revenue Budget vs. Actual



☒ FY21-22 Budget Revenues as of Jun-22      ■ FY21-22 Actual Revenues as of Jun-22

Department of Housing Services Program Expenditure Budget vs. Actual



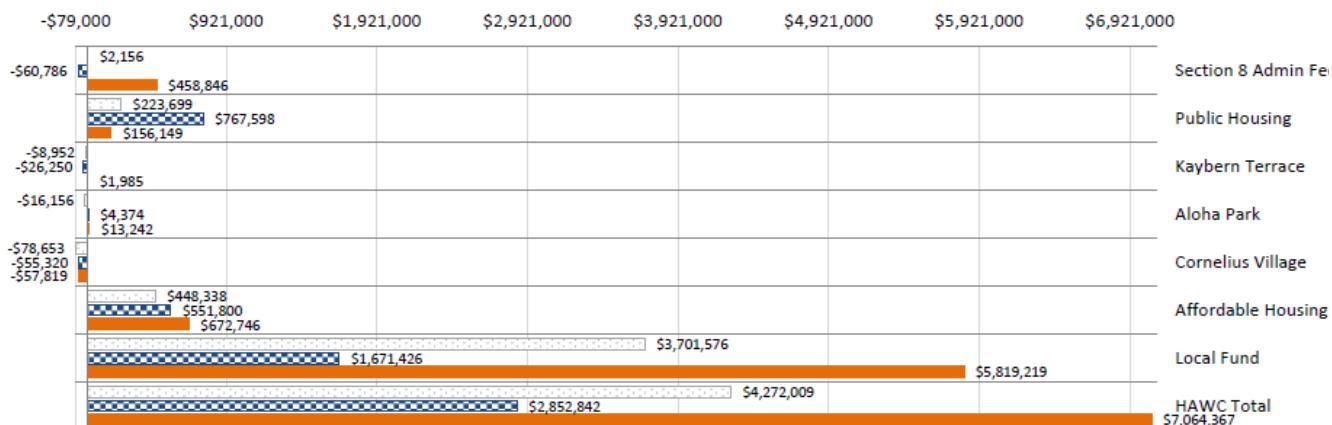
☒ FY21-22 Budget Expenses as of Jun-22      ■ FY21-22 Actual Expenses as of Jun-22



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

Prior Year as of Jun-22     FY21-22 Budget as of Jun-22     FY21-22 Actual as of Jun-22



For June FYTD, net income from Housing Authority operations of \$7,064,367 was favorable to budget by \$4,211,525 and favorable to the prior year by \$2,792,359.

**Section 8 Admin** This program had net income of \$458,846 which was \$519,632 favorable to budget, the favorable variance from the budget is a combination new Emergency Housing vouchers awarded, remaining HUD CARES one-time funding to mitigate COVID-19 impact and payroll saving from vacant positions during.

**Public Housing** had net income of \$156,149 which was \$611,449 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 \$1,985 which was \$28,235 favorable to budget. The variance is due to lower operating expenses.

**Aloha Park** had net income of \$13,242 which was \$8,868 favorable to budget. The variance is due to higher rental income to reflect revenue management plan.

**Cornelius Village** had net loss of \$57,819 which was \$2,499 unfavorable 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 \$672,746 which was \$120,946 favorable to budget. The favorable variance is due to lower operating expenses.

**Local Fund** had net income of \$5,819,219, favorable to budget by \$4,147,793, 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.



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### **2. Supportive Housing Services (SHS)**

The first fiscal year of the SHS program concluded June 30, 2022. Year-end data have been finalized and prepared in the quarter 4 report [here](#). An Annual Report will summarize the whole of the program investments, outcomes and community impact, and will be prepared for Board presentation on September 13, 2022.

Permanent Supportive Housing (PSH) need	
Enrolled in PSH program, working with a case manager	655 households
Eligible and waiting for PSH program	345 households

Households must have a disabling condition and have experienced prolonged homelessness to be eligible for PSH, a program that provides intensive case management services and long-term rent assistance to ensure housing stability.

Housing case managers	
Positions hired, trained, and providing services	35 case managers
Positions funded	38 case managers

Housing case managers provide wrap around supports to address housing, healthcare, financial and other needs for a household, first solving for housing and then supporting the general wellbeing and stability of the family or individual.

Regional Long Term Rent Assistance (RLRA) utilization	
Housed with voucher	295 households
Seeking housing with voucher	381 households

Long-term rent assistance provides monthly payments to a landlord for the portion of market rate rent that a low-income family or individual cannot afford. The tenant pays 28.5% of their income and RLRA pays the remaining portion.

Shelter capacity (year-round)	
Bridge shelter (non-congregate, motel based)	80 rooms
Congregate shelter	20 beds

Shelter is a temporary solution for unhoused families and individuals. Programs provide basic hygiene and nutritional needs as well as case management to ensure safety and help participants work towards housing placement.



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### **3. Continuum of Care (CoC) Homeless Division**

[A Road Home](#) is the County's comprehensive plan focused on preventing and ending homelessness through a system-level approach 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)

Washington County Office of Community Development and Department of Housing Services partnered with (CAT) provides tenant services in Washington County to include Renters Hotline at 503-288-0130.

#### [Community Action Emergency Rent Assistance](#)

assists low-income households with rent in arrears. In partnership with the State of Oregon, Community Action administers the Oregon Emergency Rent Assistance Program.

The [Annual Action Plan](#), of the Consolidated Plan, is 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.

The Rural Assistance in Transition from Homelessness (RATH) program, administered by [The Salvation Army](#) and [Forest Grove Foundation](#), is an effort providing rural cities and unincorporated areas with local access to prevention and housing retention, outreach, basic needs, intensive case management and health care navigation services, housing navigation, and tenancy supports services.

#### **Federal COC Program Funding, Reporting, and Activities**

The [Emergency Food and Shelter Program](#) (EFSP) Local Board awarded \$868,132 in federal funds which include \$42,443 Off-Site Lodging (Hotel/Motel Vouchers), \$169,774 Food/Meals, \$131,183 Shelter Operations, and \$524,732 Rent/Mortgage Assistance to community partners, for the spending period of 11/1/2021 through 4/30/2023. Updates to the competitive grant application and other grant opportunities are posted [online](#).

Under the FY2021 CoC Program, HUD awarded a grant of \$4,055,487 to provide rent assistance, services, and administration funding for programs this term. On 8/1/2022, HUD announced the [FY2022 CoC Program](#) Notice of Funding Opportunity to apply for competitive funds for the next grant term. Housing Services, the CoC Collaborative Applicant, is preparing the Consolidated application and coordinating the project application

Month	Eviction Court Cases filed by			
	2022	2021	2020	2019
January	113	30	286	294
February	100	28	250	257
March	117	39	98	267
April	168	33	5	232
May	269	32	12	262
June	173	28	17	253
July	197	84	24	275
August		90	14	252
September		92	19	284
October		89	15	246
November		132	16	239
December		96	31	234
Total	1137	773	787	3095

*Source: Washington County Civil Court Department*



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competition in response to the [FY2022 CoC Program Request for Proposals](#). The CoC Board will meet on 9/14/2022 to rate and rank new and renewal project applications for inclusion in the CoC Collaborative Application. Following a public comment period, the application will be submitted to HUD on 9/28/2022.

The [National Alliance to End Homelessness](#) hosted a webinar on 8/17/2022 to provide key areas for the 2022 COC Program Competition including nine priority areas. The priority areas are (1) Ending Homelessness for all persons, (2) Using a Housing First approach, (3) Reducing unsheltered homelessness, (4) Improving system performance, (5) Partnering with housing, health and services agencies, (6) Addressing racial equity, (7) Improving assistance to LGBTQ+ Individuals, (8) Engaging persons with lived experience, (9) Increasing affordable housing supply. The webinar also provided “Do’s and Don’ts” in preparation for the application such as reflecting on the system’s current state and a vision, reviewing data and thoughtful planning to achieve a successful outcome, in alignment with HUD’s priorities. Changes to highlight include points available for System Performance increasing from 23 to 59 points and for Coordination with Housing and Healthcare increasing from 10 to 14 points, comparing to last year’s 2021 CoC NOFO. The webinar presentation will be made available [online](#) for reference.

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 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.

- [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.
- [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 inform local CoC planning to include racial equity, program bed utilization, analyze contributing factors to homelessness, and unmet needs. Information was also presented at the [April 2022 CoC Board Meeting](#) and [May 2022 HAC Meeting](#).

## 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 and provides updates on CoC Board Elections. Applications for open board positions will be accepted through 9/15/2022, and voting will take place at the HSSN meeting on 10/5/2022.



#### **4. Housing Development**

##### **Affordable Housing Bond Updates**

1. Lease-up Updates:
  - Valfre at Avenida 26: received 132 applications to-date for the 36-unit property. 15 resident households have moved in as of August 6.
2. Project Status update:
  - Two projects complete: Viewfinder and Valfre at Avenida 26 (117 units total). The Valfre at Avenida 26 received Certificate of Occupancy (CofO) on July 26, 2022.
  - Five projects currently under construction: Aloha Inn, Terrace Glen, Aloha Family Housing, Tigard Senior Housing, Plaza Los Amigos and Saltzman Road (505 units total).
  - One project scheduled to close before the end of September: Goldcrest Apartments (75 units).
  - Last currently funded project – Plambeck Gardens – scheduled to close in April 2023 (116 units).
3. Upcoming project-related events:
  - Aloha Family Housing Groundbreaking photoshoot – Tuesday, August 30<sup>th</sup>.
  - The Valfre at Avenida 26 Grand Opening – Tuesday, August 30<sup>th</sup>, 3-5p – 2525 A St. Forest Grove.
  - Saltzman Road Groundbreaking – Thursday, September 29, 3:30-4:30p – 1035 NW Saltzman Rd. Cedar Mill.
4. Addressing project cost increases. Affordable housing projects around the region are seeing significant increases in construction costs and interest rates, creating funding gaps as projects approach construction loan closing. Staff have worked with Metro and Oregon Housing and Community Services to fill funding gaps on three projects recently – Plaza Los Amigos, Aloha Inn and Goldcrest Apartments. This resulted in the award of additional Metro Affordable Housing Bond funds to these projects. The County is still well-positioned to achieve the unit production goals for the Affordable Housing Bond program. A total of \$4.9 million in additional Metro Bond funds has been awarded to these projects.
5. Remaining Affordable Housing Bond funds. Staff intend to release a NOFA in August for the remaining Affordable Housing Bond funds – roughly \$13.5 million. This NOFA will follow the development priorities identified in the County's Local Implementation Plan. Staff anticipates this NOFA round will be over-subscribed with more applicants than funds available.



# WASHINGTON COUNTY OREGON

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

Project Sponsor	Project Name	Location	Metro Bond Amount	Unit Count	Status
<b>Home First Development</b>	Saltzman Road Senior Apartments	Cedar Mill (unincorporated Wash. Co.)	\$5,400,000	54	Under Construction
<b>Housing Authority of Washington County</b>	Aloha Inn	Aloha (unincorporated Wash. Co.)	\$9,183,000	54	Under Construction
<b>Bienestar and REACH CDC</b>	Plaza Los Amigos	Cornelius	\$13,670,523	113	Under Construction
<b>BRIDGE Housing Corporation</b>	Aloha Housing	Aloha (unincorporated Wash. Co.)	\$10,230,000	82	Under Construction
<b>BRIDGE Housing Corporation</b>	Goldcrest Apartments	Beaverton	\$12,000,000	75	To close 9/2022
<b>Community Partners for Affordable Housing</b>	Plambeck Gardens	Tualatin	\$14,320,000	116	To close
<b>DCM Communities &amp; HAWC</b>	The Valfre at Avenida 26	Forest Grove	\$3,792,088	36	Complete
<b>Northwest Housing Alternatives</b>	Tigard Senior Housing	Tigard	\$6,270,000	58	Under Construction
<b>Related NW</b>	Terrace Glen	Tigard	\$17,484,000	144	Under Construction
<b>Community Development Partners</b>	Viewfinder	Tigard	\$11,583,000	81	Complete
<b>TOTAL</b>			<b>\$103,932,611</b>	<b>813</b>	

13,662,757

Additional Air Conditioning funds: \$1,670,000

## 5. Public Housing

Occupancy Rates					
Program	Units	Apr - 22	May - 22	Jun - 22	Jul - 22
Public Housing	244	98.3%	99.2%	99.2%	99.2%

### Average Vacancy Days

Two public housing units were leased in May with an average vacancy time of 48 days. HAWC's goal for vacancy days is 18 days. HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis and rates 20 days or less as an "A". HAWC's average vacancy period for FY 2021-22 is 81 days.



# WASHINGTON COUNTY OREGON

## 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	Jul - 22			1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	Avg. Time	Routine W/O	Avg. Time				
6	7.3 hours	112	16.27 days	758	374	60	31

## Affordable Housing

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

Occupancy Rates	
Jul - 22	
Affordable Housing (332 units)	85.2%
Bond Portfolio (263 units)	98.6%
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
<b>TOTAL</b>	-	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.



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## WASHINGTON COUNTY OREGON

### AHP4 Portfolio Rehab

Renovation work began at Bonita Villa in Building A. Current progress of construction includes demolition of the carport, exterior building façade, abatement of sheetrock, and demolition of patios. Site work at the property also includes new storm line installation in the central courtyard. Work on Building A is scheduled to be completed in November to then focus on Building C. The general contract has also mobilized at The Ridge at Bull Mountain and begun working on Building B.