



# **H**OUSING **A**DVISORY **C**OMMITTEE



**Thursday, June 25, 2020  
9:00 a.m.**

**Housing Authority of  
Washington County  
Department of Housing Services**



## **Mission**

The Washington County Department of Housing Services provides a continuum of affordable housing options that promote community strength.

## **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.

## **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.

*Mission, Strategies and Equity Statement are from our 2017-2027 Strategic Plan*



## TABLE OF CONTENTS

**AGENDA**..... Page 4

**APPROVAL OF MINUTES** ..... Page 5

**DISCUSSION**..... Page 5

**EXECUTIVE DIRECTOR’S REPORT** ..... Page 5

**STAFF REPORTS**

    A. Financial Statement ..... Page 6

    B. Housing Choice Voucher Program..... Page 7

    C. Public Housing ..... Page 10

    D. Affordable Housing..... Page 12

    E. Programs and Special Projects..... Page 13

    F. Report on Homelessness ..... Page 15

    G. Housing Affordability/Development Initiatives ..... Page 17

**OLD BUSINESS**..... Page 19

**NEW BUSINESS**..... Page 19

**RESOLUTIONS/ACTION ITEMS**..... Page 19

**ADJOURNMENT** ..... Page 19

Next Meeting:

**August 27**

<b>2020 HAC Schedule</b>
Thursday, January 23
Thursday, February 27
Thursday, March 26
Thursday, April 23
Thursday, May 28 - Budget
Thursday, June 25
Thursday, July 23 – No Meeting
Thursday, August 27
Thursday, September 24
Friday, October 16 - Retreat
Thursday, November 19
Friday, December 11 or 18 - Luncheon



**HOUSING ADVISORY COMMITTEE**  
**Teleconference**

1-253-215-8782 Zoom Call-in Number

Conference ID: 232 315 3086

PW: 479810

**June 25, 2020 at 9:00 A.M.**

**AGENDA**

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
  - A. May 28, 2020, Meeting Minutes
- III. DISCUSSION - ORAL COMMUNICATIONS and MEMBER UPDATES**
- IV. EXECUTIVE DIRECTOR’S REPORT**
- V. STAFF REPORTS**
  - A. Financial Statements
  - B. Housing Choice Voucher Program
  - C. Public Housing
  - D. Affordable Housing
  - E. Programs and Special Projects
  - F. Report on Homelessness
  - G. Housing Affordability/Development Initiatives
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. RESOLUTIONS/ACTION ITEMS**
- VIII. ADJOURNMENT**

(for questions contact Melisa Dailey at [melisa\\_dailey@co.washington.or.us](mailto:melisa_dailey@co.washington.or.us))



**I. ROLL CALL**

**II. ACTION – APPROVAL OF MINUTES**

May 28, 2020, Meeting Minutes

**III. DISCUSSION**

**MEMBER UPDATES**

**IV. EXECUTIVE DIRECTOR’S REPORT**

All Housing Authority staff are still safe from COVID-19. We are still running a scaled down operation – the lobby is open limited hours to the public, and between 30% to 40% of staff are working remotely on any given day. We have Occupancy Specialists and Managers in the office every day to process interim adjustments and keep up on annual certifications, as well as Finance Department staff in office due to Budget season. Similarly, HQS inspectors are only working on inspecting units for move-ins.

The County is in Phase I and was looking to re-open under Phase II until the Governor put Oregon on pause due to a dramatic increase in COVID-19 cases. Under Phase I, staff not from a high-risk group have returned in phases and as needed to support in-person services; telework is encouraged whenever it is possible; and strict physical distancing is in place.

On June 16<sup>th</sup>, the Board of County Commissioners heard an update on the County’s role in the Permanent Supportive Housing (PSH) Ballot measure 26-210 that passed on May 19<sup>th</sup>. We are collaborating with Washington County’s Health and Human Services, the County Administrative Office, the Office of Community Development, and local non-profits to provide the wrap around services.

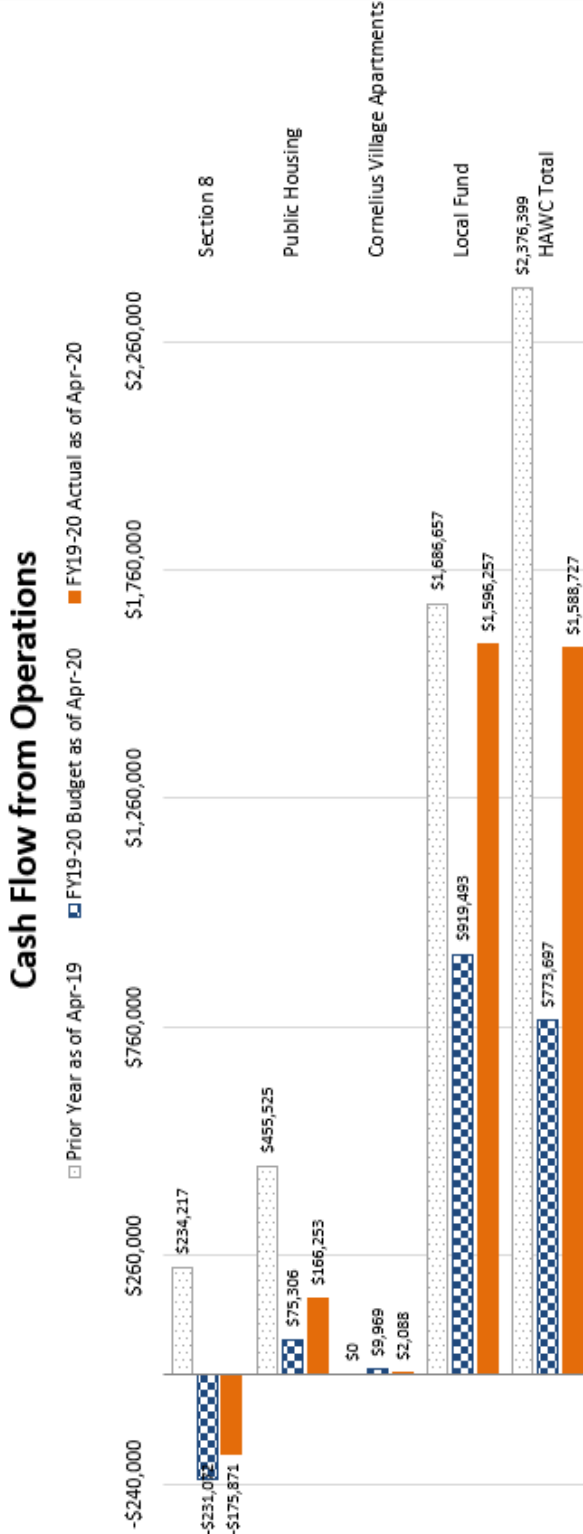
We received seven applications totaling \$71 million for the Metro Bond NOFA; the applications were reviewed by staff for completion and will be reviewed by the evaluation committee on June 29. The Metro Bond Phase I project in Tigard (81 units) is scheduled to begin construction this July; and we just finished filming a remote grand opening video. Keep your eyes open for an email with a link to the video! Also, we are in the process of hiring an Affordable Housing Development Coordinator to help us with the Metro Bond. Additionally, our 264-unit project in Tigard, The Fields, will begin taking applications around July 1 and currently has an interested person list.

Please stay healthy, everyone.

Komi Kalevor  
Director



V. STAFF REPORTS  
A. Financial Statement  
1. Financial Report to the Housing Advisory Committee  
April 2020



For April FYTD, cash flow from Housing Authority operations of \$1,588,727 was favorable to budget by \$815,030 and unfavorable to the prior year by \$787,672. Please note only 4 programs cash flow from operations is presented, Infinity has been delaying the needed reports during the transition to Cascade (impacted programs include Kaybern Terrace, Aloha Park and Affordable Housing).

Section 8 cash flow from operations is budgeted to be short of \$231,072 due to additional staff resources needed to manage additional VASH and Mainstream Vouchers awarded in the past few years. Management is assessing the program workflow, streamlining process and managing operating costs. This program had negative cash flow from operations of \$175,871 which was \$55,201 favorable to budget, the favorable variance from the budget is due to vacant positions. The negative cash flow from operations will be covered by the HCV administrative reserve (the balance as of 6/30/2019 was \$972,133).

Public Housing had positive cash flow of \$166,253 which was \$90,947 favorable to budget. The positive variance is due to higher operating subsidy, higher rent paid by the tenants and lower administrative costs.

Cornelius Village Apartments (14 units) program was acquired in November 2019, cash flow from operations is budgeted to be \$9,969, it's \$2,088 positive cash flow represents 6 months of operation.

Local Fund had positive cash flow of \$1,596,257 favorable to budget by \$676,764 and unfavorable to the prior year by \$90,400, which is the result of decreasing Quatam Crossing cash flow distribution due to the COVID-19 uncertainty.



**V. STAFF REPORTS**  
**B. Housing Choice Vouchers**  
**1. Section 8 Waiting List**  
*May 2020*

<b>Wait List Time Based on # of HH Members</b>											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	453	132	136	70	38	28	6	5	3	1	872
Average Days	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850

<b>Wait List Based on Gender</b>			
Gender	Female	Male	Total
Total	623	249	872

<b>Wait List Based on Race</b>								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	10	27	217	9	516	44	50	872

<b>Wait List Based on Ethnicity</b>				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	147	723	2	872

<b>Wait List Based on HH Type</b>					
Type	Disabled	Elderly	Family	Other	Total
	212	90	349	221	872

New waitlist, including clients who applied for the waitlist in May 2015 and were selected for the waitlist via random lottery.



**V. STAFF REPORTS**  
**B. Housing Choice Vouchers**  
**2. Operational Performance Measures**  
*May 2020*

**Housing Choice Voucher**

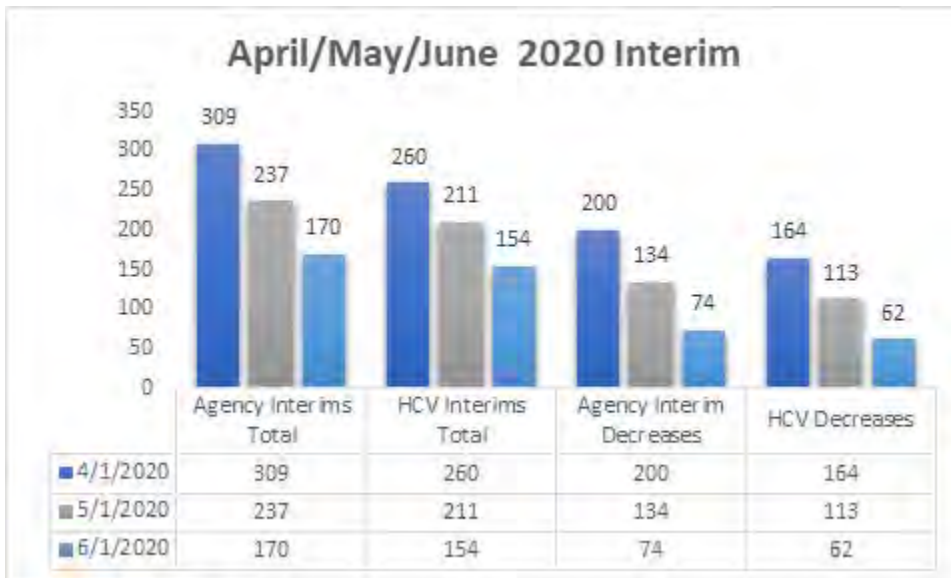
a) Wait List: HAWC’s waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 872 households on the waitlist for May (April 891).

b) Occupancy Rates:  
Section 8: May 91.23% (April report – 91.30%)

We had 2,694 vouchers leased up in May (April report – 2,696). Our Annual Contributions Contract (ACC) is 2,953<sup>1</sup> vouchers, so we need to lease up 259 vouchers to reach our authorized capacity.

HAWC issued 16 vouchers in May. There are 2 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 106.24%<sup>2</sup>. Our goal of budget authority is 95% minimum.

**HCV PROGRAM UPDATE**



**General Updates:**

<sup>1</sup> Although the housing authority has 2,953 vouchers allocated, due to the utilization of funds (see footnote 2 below) HAWC cannot issue this many vouchers.

<sup>2</sup> The cumulative utilization of HAWC’s annual budget authority for 2018 was 97.7%. This number should be maintained between 95%-100%; if consistently near 100% the housing authority must engage with HUD’s shortfall prevention team. It is in HAWC’s best interest to be at or near 98% of utilization.





Staff are meeting with participants by appointment if needed. However, participants are still working with the department via mail, email and phone. We continue to only provide inspections for vacant/new units and emergency needs. The Rental Assistance team has some big changes coming up with a new model and caseworkers for FSS and CASA IDA in the works. Effective July 1, the Occupancy Specialist will have a new caseload assignment. Interim reviews have leveled out to standard amounts and streamlining processes are still in place.

**Health Careers Northwest (HCNW) – Official 6th year approved.**

- The same week we received official approval of Year 6, we received five referrals from current participants wanting into the program
- With the approval of Y6, we were the first agency to utilize the remote intake policies and enrolled two more HCNW participants, utilizing a Wildcard and skipping the lottery process
- Although we have already exceeded our Training Starts goal for this year, we have 14 more training starts planned before the year end
- Even though we are behind in our employment goals, we are still on track to meet this goal by year end
- We had an FSS / HCNW participant ready to pull money out of her IDA savings to pay for a healthcare training. We were able to use HCNW funds instead and saved her the funds
- We are one person away from achieving our Training Completions goal for the year and are forecasting nine completions by the end of summer.



V. STAFF REPORTS  
C. Public Housing  
1. Operational Performance Measures  
*May 2020*

**PUBLIC HOUSING**

a) Public Housing Average Vacancy Days: Average vacancy days for the month of May 2020 was at 59.5 (April – 47). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 31.56 days through May 2020. HUD rates 20 days or below as an “A”.

b) Occupancy Rates:  
Public Housing: May 98.4% (April report – 98.8%)

c) 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. For May, the average maintenance response time for emergency and routine work orders for the public housing portfolio is as follows:

	<u>Avg. Response</u>	<u>Our Goal</u>	<u>HUD Standard</u>
Emergency WO's	9.66 hrs.	3 hrs.	24 hrs.
Routine WO's	16.38 days	3 days	25 days

**Work Orders**

- Reported 1,381 year-to-date non-emergency work orders that have been completed in an average of 30.56 days.
- Reported 93% of 42 year-to-date emergency work orders completed within 24 hours.



**V. STAFF REPORTS**  
**C. Public Housing**  
**2. Public Housing Average Vacancy Days**  
*May 2020*

**TURNOVERS/UNIT TURNOVER TIME**

- Maintenance completed two (2) Public Housing Units turnovers in May.
- For the 19-20 Fiscal Year, Unit Turnover Time was 568 non-exempt days and 28 Capital Improvement exempted days for eighteen (18) turnovers averaging 31.56 days per unit.



V. STAFF REPORTS  
D. Affordable Housing  
May 2020

**HAWC's AFFORDABLE HOUSING PORTFOLIO**

HAWC owns and operates affordable properties included in financial reports under Local Fund, Affordable Housing, and two properties with stand-alone financials.

Total Occupancy: 95.1% (31 vacancies/629 units)

- a) Local Fund Properties (managed by HAWC and/or contractors) 100% (0 vacancies/13 units).
- b) Affordable Housing Properties (managed by Cascade Property Management): 94.8% (27 vacancies/524 units)
- c) Kaybern Terrace (managed by Cascade Property Management): 91.7% (1 vacancy/12 units)
- d) Aloha Park (managed by Cascade Property Management): 96.3% (3 vacancies/80 units)

The 711 units at Quatama Crossing co-owned in a partnership with the Tudor Foundation and managed by Simpson Property Management are not included, nor are the 236 units at Sunset View in partnership with Pedcor, Inc.

**HAWC PARTNERSHIP AFFORDABLE HOUSING PROJECTS**

	Project Name	City	St.	1 BR	2BR	3 BR	4 BR	Total Units	Year Completed
1	Covey Run	Forest Grove				26	14	40	2001
2	Gateway Commons	Hillsboro		18	51	44		113	2004
3	Quatama Crossing	Beaverton		222	423	66		711	2006
4	The Orchards at Orenco Station	Hillsboro		40	17			57	2015
5	The Orchards at Orenco II Station	Hillsboro		44	14			58	2016
6	The Orchards at Orenco III Station	Hillsboro			33	19		52	2018
7	Sunset View Apartments	Beaverton		88	112	36		236	2016
8	The Fields	Tigard		128	104	32		264	TBD
9	Willow Creek Crossing	Hillsboro	38	71	11			120	2020
<b><u>TOTAL</u></b>			-	38	611	765	197	14	1,651



V. STAFF REPORTS  
E. Programs and Special Projects

**PROJECT-BASED VOUCHERS**

The Housing Authority may authorize project-basing a maximum of 20% of its total voucher funding allocation (not total numbers of vouchers) with approval from HUD. As of the end of 2018, the total Project-Based Vouchers (PBV) the Housing Authority could issue is approximately 410. HAWC currently has PBVs allocated to Category I (chronically homeless), Category II (30% or less MFI), “Special Needs” and VASH (for homeless veterans).

Remaining available Project-Based Vouchers, and Project-Based Vouchers that have been awarded but are not yet project-based, continue to be utilized as tenant-based vouchers. Vouchers are project-based as units become available and residents leave the Section 8 tenant-based voucher programs.

**Project-Based Vouchers**

As of: 4/14/2020

Sponsor	Project	Location	Wait List Preference: Chronically Homeless		Wait List Preference: 30% MFI or Lower		Special Needs		Project-Based VASH	
			Awarded	Project-Based	Awarded	Project-Based	Awarded	Project-Based	Awarded	Project-Based
Allied Argenta	Fir Crest Manor	Beaverton			14	14				
Bienestar	Cornelius Place	Cornelius			11	11				
Bridge Meadows	Bridge Meadows Beaverton	Beaverton			8	8				
CPAH	Barcelona	Beaverton			8	8				
CDP	Tigard	Tigard			8				8	
CPAH	Cedar Grove	Beaverton			8					
CPAH	The Knoll*	Tigard	10	10					2	2
CPAH	Red Rock Creek	Tigard			24					
LifeWorks NW	Tom Brewer House	Beaverton					13	13		
Luke-Dorf	Housing TEAM / SAMHSA	Multiple Location	5	5						
Luke-Dorf	PLUSS Apartments	Tigard					12	12		
Northwest Housing Alternatives	Alma Gardens	Hillsboro			8	8			6	3
Northwest Housing Alternatives	Pomeroy Place	Aloha			15	15			5	5
Pedcor	Sunset View	Aloha			24	24				
REACH CDC	Orchards at Orenco (Phases 1-3)	Hillsboro			24	24				
REACH CDC	The Mary Ann	Beaverton			8					
<b>Totals:</b>			<b>15</b>	<b>15</b>	<b>160</b>	<b>112</b>	<b>25</b>	<b>25</b>	<b>21</b>	<b>10</b>
<b>Total Awarded:</b>			<b>221</b>							
<b>Total Project-Based:</b>			<b>162</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.



**Project-Based Vouchers Update:**

By July 1, we will close the waiting lists for Bridge Meadows, PBV PLUSS apartments, Pomeroy Place, and Tom Brewer House to families that do not indicate that they qualify for specific selection preferences at each site. Applicants that meet the preference will be added to the list. Here is a snapshot of the current waitlists' numbers and preferences.

	Application Counts		Average Wait Time	Maximum Wait Time
Bridge Meadows	All Households	244	585	4,323 Days
	With Preference: Adopting from Foster Care	0		
	With Preference: Volunteer age 55 and older	78		
PBV PLUSS	All Households	921	203 Days	4,391 Days
	With Preference: Service Need	369		
Pomeroy Place	All Households	1020	438 Days	3,375 Days
	With Preference: Extremely Low Income Veteran	66		
Tom Brewer House	All Households	957	223 Days	2,392 Days
	With Preference: Homeless with Service Need	201		

**FAMILY SELF-SUFFICIENCY (FSS) PROGRAM**

Participant Information:

- Total current FSS households: 57
  - 45 Section 8 participants
  - 12 Public Housing participants
- Total Escrow Balance: \$417,111.06
- Highest Escrow Balances
  - \$34,107 Section 8
  - \$27,815 Public Housing

FSS Program Update

The new caseworkers are receiving their assigned FSS caseload to review and go over the goals for each participant. After this stage, increased outreach and enrollment will occur for participants in the housing programs.



IV. REPORT OF SECRETARY  
F. Report on Homelessness

May 2020

**COVID-19 RESPONSE FOR UNHOUSED POPULATIONS**

- Coronavirus (COVID-19) Response Plan. Washington County moved into Phase 1 Reopening on 6/1/2020 with key strategies identified to prevent disease transmission within the houseless population. The Comfort Inn Respite Shelter operations are extended through 8/31/2020 to provide isolation for COVID+/COVID symptomatic or quarantine shelter due to COVID exposure. The Emergency Operation Center (EOC) identified three strategies that will received \$1.7 Million in County CARES Act funds to:
  - 1) Reopen the FamilyPromise shelters that closed/reduced capacity in compliance with Governor Brown’s Executive Order 20-12 “Stay Home, Stay Safe” that closed churches who provide the shelter space and staffing. These shelters will reopen using hotel rooms in lieu of church facilities;
  - 2) Create a Safe Sleep Village model to provide physical distancing and sanitation for houseless campers living in encampments with 20 or more people; and
  - 3) Create hotel voucher program for high-risk houseless populations residing in encampments.

**PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES**

- Metro Measure 26-210 Regional Supportive Housing Services Program was passed by the voters on 5/19/2020. The Board of County Commissioners will receive a presentation at the 6/16/2020 Board Worksession to review the proposed timeline for community engagement, development of the Local Implementation Plan (LIP) and signing of the Intergovernment Agreement (IGA) with Metro. Revenue may be available as early as April 2021. More information is available on the Metro website at <https://www.oregonmetro.gov/public-projects/supportive-housing-services>

**HOUSELESS SYSTEM FUNDING, REPORTING AND ACTIVITIES**

- Built for Zero (BfZ) is a national initiative aimed at ending chronic homelessness through a comprehensive list of persons and prioritizing the most vulnerable for housing. A By-Name Case Conferencing List is prepared using data extrapolated from HMIS that is prioritized by vulnerability/assessment score and length of time houseless. The By-Name List will track inflow (new) and outflow (recently housed or no longer in the community) data. Supporting this work is the creation of geographic outreach coverage to “know all persons by-name” experiencing episodic and chronic homelessness.
  - In the first 3-months of implementation, 24 adults with more than 60 years of homelessness moved into permanent supportive housing.



<https://www.co.washington.or.us/Housing/EndHomelessness/by-name-case-conferencing.cfm>

- OHCS and the U.S. Department of Housing & Urban Development (HUD) convene statewide data sharing forum. In recognition of the need for consistent and accurate data gathering and statewide reporting to inform policy choices regarding houselessness, SB 5512 Budget Note provides that OHCS will report on options to implement a statewide Homeless Management Information System (HMIS) that enables clear outcome tracking. A series of monthly stakeholder meetings have been held to collect best practices, assess current HMIS and technical infrastructure and develop a recommendation by the end of June 2020.
- Washington County Measure 34-296 Public Safety Levy was approved by voters on 5/19/2020 that will replace the current levy set to expire on 6/30/2021. The levy funds nearly \$1 Million annually to operate low-barrier family and youth shelters and will include new funds to provide short-term rent assistance to re-house survivors of domestic violence in a Sojourner's House program.
- 2020 Point-In-Time (PIT) Homeless Census reports an increase with 618 sheltered and unsheltered houseless individuals and families on 1/22/2020. The CoC Board approved the PIT submittal to HUD following review of the demographics to include racial disparities with 22% communities of color and an increasing number of people experiencing chronic houselessness, disabling conditions that report substance use disorder as the leading disability, and an increase in adults age 62 years and older experiencing houselessness. To view the PIT data, please visit online at <https://www.co.washington.or.us/Housing/EndHomelessness/homeless-data-and-point-in-time-activities.cfm>

## **COMMUNITY ENGAGEMENT**

- Emergency Shelter for Adult-only Households remains a significant gap with zero year-round beds for adults in Washington County. Brenda Durbin, Clackamas County, convened representatives from Multnomah, Washington and Clackamas to discuss a regional application to OHCS in response to a capital funding notice anticipated in 2020. Siting a shelter location is underway with review of public surplus property, discussion on expanding an existing shelter that will allow reprogramming of a family shelter, as well as review of property on the market that could be acquisitioned. [This initiative has been placed on hold due to the COVID-19 response.]





STAFF REPORTS

G. Housing Affordability/Development Initiatives

The Housing Authority of Washington County (HAWC), a separate legal entity of Washington County's Department of Housing Services, is responsible for Development and Portfolio Management. HAWC, either directly or through a wholly owned affiliate, may work with developers, financial institutions, and government agencies, to build, acquire, and/or rehabilitate, thriving affordable housing communities in Washington County.

**POLICY - EQUITABLE HOUSING ORDINANCES**

The equitable housing study conducted by Washington County, *Equitable Housing Site Barriers and Solutions* (2018), was funded by Metro and adopted by the Board of County Commissioners on June 5, 2018. The ordinance changes/updates recommended in the report will be implemented over the next two to three years during Washington County's "ordinance season". The 2020 Land Use & Transportation (LUT) Housing workplan is:

**2020 Housing Affordability/Housing Bill (HB) 2001 Implementation**

LUT will collaborate with Housing Services and Community Development departments to modify County regulations to encourage development of a greater variety of housing types and enhance housing affordability and ensure compliance with state law changes in HB 2001 and 2003. Options being explored in 2020 include:

- a) HB 2001/2003 Rulemaking Advisory Committee and TAC participation
- b) Density bonuses and other incentives for affordable housing
- c) Encouraging a greater variety of housing types, including smaller housing types and alternative arrangements (e.g., cottage or cluster housing, micro-housing, tiny houses)
- d) Considering possible Community Development Code (CDC) changes to allow affordable multifamily uses in the Institutional land use district
- e) Middle housing CDC cleanup (Phase I)

**HOUSING DEVELOPMENT PROJECTS**

**Project Status:** Project nearly complete; lease-up starting in July.

Fields Apartments (Tigard)			
<b>Retail</b>	<b>Housing Units: 264</b>		
~100,000 SF GFA	128 1BR	104 2BR	32 3BR
<b>Ownership:</b> Partnership of Housing Authority/DBG		<b>Total Project Costs:</b> \$60.4M	
		<b>Funding:</b> \$9.8M LIFT; LIHTC; Conduit Bonds	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>• Construction start: August 2018.</li> </ul>			



**Project Status:** Finance closing in June 2020; construction start in July.

CDP Metro Bond Project (Tigard)			
<b>Housing Units:</b> 81		<b>Project Based Vouchers:</b> 8	
		<b>VASH Vouchers:</b> 8	
0 Studio	26 1BR	45 2BR	10 3BR
<b>Ownership:</b> Partnership of Housing Authority/CDP		<b>Total Project Costs:</b> \$32.9M	
		<b>Funding:</b> Metro Bond; 4% LIHTC	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>Received final approval from the BOCC on April 7, 2020, and Metro on May 5, 2020.</li> <li>Planning a video to celebrate groundbreaking in lieu of an in-person event</li> <li>4% tax LIHTC application submitted September 2019</li> <li>Concept endorsement from Metro approved in July 2019</li> </ul>			

**Project Status:** To be released in RFP to local non-profits.

SW 170 <sup>th</sup> & Rosa (Aloha)	
<b>4 Units Workforce Housing</b>	
<b>Ownership:</b> Washington County	<b>Total Project Costs:</b> \$
<b>Project Update:</b>	
<ul style="list-style-type: none"> <li>Property is Washington County surplus land</li> <li>Goal is for Housing Authority to acquire this property in 2020</li> <li>4 R-5 lots Single Family. May look at higher density; Unit size/type/development costs unknown</li> <li>Target 80% MFI</li> </ul>	

### Partner Development Projects

**Project Status:** Under construction.

Red Rock Creek Commons (Tigard)			
<b>Housing Units:</b> 48		<b>Project Based Vouchers:</b> 24	
0 Studio	48 1BR	0 2BR	0 3BR
<b>Ownership:</b> CPAH		<b>Total Project Costs:</b> \$18.4	
		<b>Funding:</b> LIFT; 4% LIHTC; HPOF	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>Successful in receiving LIFT award from OHCS. Also uses 4% tax credits.</li> <li>All units are for &lt;50% AMI; 24 units are for mental health housing in partnership with Luke-Dorf</li> </ul>			

**Project Status:** Project mostly complete.

Montebello (Hillsboro)			
<b>Housing Units:</b> 48			
0 Studio	24 2BR	21 3BR	3 4BR
<b>Ownership:</b> Bienestar		<b>Total Project Costs:</b>	
		<b>Funding:</b>	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>Construction is 99.5% complete</li> <li>Rehabilitation project. Constructed in 1989.</li> </ul>			

**Project Status:** Under construction.

Cedar Grove (Beaverton)			
<b>Housing Units:</b> 44		<b>Project Based Vouchers:</b> 8	
4 Studio	26 1BR	7 2BR	7 3BR
<b>Ownership:</b> CPAH		<b>Total Project Costs:</b> \$15.7M	
		<b>Funding:</b> 9% LIHTC, HOME, GHAP	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>Successful 9% NOFA application in August 2018</li> <li>Washington County property</li> </ul>			



**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

**October 2020 Housing Forum**

Discuss the 2020 Housing Forum possibilities.

**Metro Bond Updates**

Washington County, along with the Cities of Beaverton and Hillsboro, continue to work with Metro for implementation of the Metro Bond funds. Some things to note are:

- The Phase I projects are currently in process. The County's Phase I project received final approval from Metro in May. Closing is scheduled for June 25th with construction start in July. The Housing Authority is also involved in the project as a co-general partner and a special limited partner.
- Washington County's NOFA responses were due May 26<sup>th</sup> and received seven applications. Proposals are subject to staff threshold review, third-party financial feasibility analysis and recommendation for approval by the Ad Hoc Evaluation Committee. The Washington County Board of Commissioners considers the approval of the recommendation of the Ad Hoc Evaluation Committee. Metro also reviews and provides a Concept Endorsement to selected projects.
- The County is currently under negotiations for hiring an Affordable Housing Development Coordinator to assist with Metro Bond implementation as well as other development work in the department.

For more up to date information on the Metro Bond, see the links below:

Link to Washington County's Bond website:

<https://www.co.washington.or.us/Housing/AffordableHousingBond/index.cfm>

Link to Washington County's March 2020 NOFA:

<https://www.co.washington.or.us/Housing/AffordableHousingBond/funding-announcements.cfm>

Link to Metro's Community Oversight Committee membership list:

<https://www.oregonmetro.gov/public-projects/regional-affordable-housing-bond/oversight-committee>

Link to Metro Bond Work Plan Approved by Metro Council:

<https://oregonmetro.legistar.com/View.ashx?M=F&ID=7008257&GUID=51E9BFA9-5355-4D08-9448-304288761156>

**VIII. RESOLUTIONS/ACTION ITEMS**

NA

**IX. ADJOURNMENT**