



**MEETING MINUTES
HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY
January 23, 2020, 9:00 a.m.**

Juvenile Services Building, Room 258

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Katherine Galian (Chair)	Komi Kalevor, Executive Director
Melinda Bell (Vice-Chair)	Yaling Huang-Dressel, Housing Controller
Gary Whiting	Josh Crites, Assistant Director
Cindi Otis	Melisa Dailey, Housing Program Coordinator
Jason Hitzert	Shannon Wilson, Housing Development Coordinator
Sheila Greenlaw-Fink	Annette Evans, Homeless Program Manager
Dave Bachman	Gary Calvert, Asset Manager
Sid Scott	Liz Morris, HCV Manager
Vince Chiotti	
Joshua Groesz	<u>ABSENT</u>
	Emily Nichols, Program Coordinator
<u>ABSENT</u>	
Ben Sturtz	<u>ADDITIONAL ATTENDEES</u>
Sig Unander	Janice Asher, HAC applicant
	Renee Brouse, HAC applicant

I. ROLL CALL – 9:00 a.m. A quorum was present.

II. ACTION - APPROVAL OF MINUTES FROM November 21, 2019

Motion: Cindi Otis
Second: Sid Scott
Vote: All approved

III. DISCUSSION - ORAL COMMUNICATIONS & MEMBER UPDATES

MEMBER UPDATES

Gary Whiting reported the Market Action showed 2019 remained fairly flat compared to 2018.

Melinda Bell announced the Union Gospel Mission's Tigard thrift store will no longer be run by a store manager but rather go back to being run by the residents thus giving real life retail experience to the residents.

Sheila Greenlaw-Fink reported the Community Housing Fund has started receiving loan applications for some of the anticipated Metro bond projects.

Cindi Otis announced upcoming dates of the Developmental Disability Advocacy at the capital: February 12, March 10, April 14, and May 12.

Dave Bachman reported Cascade Management will be taking over property management services for Cornelius Village for the Housing Authority. They have also been named the management agent of the Housing Authority of Washington County affordable housing portfolio with services anticipated to start March 1. To avoid any conflict of interest he will be removing himself from voting or discussion on anything the Housing Advisory Committee is responsible for as it relates to the portfolio.

Jason Hitzert reported the Speaker of the House, Tina Kotek, requested to declare a homelessness state of emergency asking for an additional \$40 million investment toward the effort.

Sid Scott noted his firm is receiving a lot of interest for affordable housing projects with several coming via the Metro bond funds.

Joshua Groesz announced the Veterans and Family Center is hiring a new executive director in Beaverton.

Katherine Galian reported Community Action is conducting their annual Point in Time homeless count this week.

The following Housing Advisory Committee applicants introduced themselves: Janice Asher; and Rene Brouse, Executive Director of the Good Neighbor Center.

ORAL COMMUNICATION

IV. EXECUTIVE DIRECTOR'S REPORT

Komi Kalevor introduced Liz Morris who is the new HCV manager for the Housing Authority.

Liz Morris shared she has worked in housing for 13 years including working at the Seattle Housing Authority the last 11 years. She started out in case management and most recently worked as a program analyst and trainer.

Mr. Kalevor announced the department completed their 2018-2019 Report to the Community which gives an overview of all elements of housing the Housing Authority is involved within the county. He reported the Metro bond IGA was approved. He explained there are a few issues to be worked out prior to the release of the draft notice of funding availability (NOFA). Staff met with the HUD field office about Section 18 Disposition which projects a net gain of housing in the county after the sale of single-family homes and purchase of multifamily properties. He noted the county has committed to create 100 permanent supportive housing (PSH) units within the next five years in concert with the Metro bond. He added the Housing Authority Board of Directors will be voting on a property management agreement with Cascade

Management and an intergovernmental agreement with the cities of Beaverton and Hillsboro for project-based vouchers (PBV) for the Metro bond units. The Housing Authority's commitment to the Metro bond is 200 PBVs with the following breakdown: Beaverton 34, Hillsboro 40, and the balance will be for the remainder of the county.

V. STAFF REPORTS

A. Financial Statement:

Yaling Dressel reported the projected inflation of funds received from HUD is 3.6%. The Housing Authority spent about \$26.5 million which is \$1.3 million more than the previous calendar year. This resulted in 36 more families being served. She added in January 2019 the per unit cost was \$821 with it increasing to \$867 by December 2019 which is about a 5% increase. The year-end finished with over \$900,000 of reserves. She noted capital needs assessments for the affordable housing units have been completed and they are working on budgeting for those needs to preserve the properties long-term.

B. Section 8 and Low Rent Public Housing

Joshua Crites reported they are not leasing any vouchers currently because of the expenses involved with the voucher program. This trend will most likely continue for the remainder of 2020. He shared Kaiser Permanente is investing \$5.1 million into the region, i.e. Multnomah, Clackamas, and Multnomah Counties, to fund 300 homeless seniors with disabilities as well as creating the Regional Supportive Housing Impact Fund (RSHIF) which will be housed under Health Share. Washington County will receive \$1.3 million of the \$5.1 million to house 80 of the homeless seniors. He announced the Housing Authority was given a \$250,000 grant from Meyer Memorial Trust to provide enhanced services for high chronicity, high acuity homeless individuals.

C. Affordable Housing

Mr. Calvert reported the Section 18 Disposition application has been submitted to HUD and is moving forward. Tenant Protection Vouchers (TPV) will be given to those residents affected by the sale of the 60 public housing properties earmarked in the Section 18 Disposition plan. Affected tenants will receive TPVs which will add vouchers to Section 8. They are working through their PHA plan which is the umbrella of the Housing Authority Section 8 and public housing programs. A draft will be distributed in March. From there it will go forward for Board approval and then onto HUDs approval. He announced the waiting list for public housing will be opened with an online application process. Those individuals will be placed on a waiting list for 2, 3, and 4-bedroom units.

D. Special Projects

NA

E. Report on Homelessness

Annette Evans shared a lot of systems change work is occurring represented in the Built for Zero initiative and the OHCS Senate Bill 5521 initiative to create more data sharing across the state to inform government policy and funding. They are also looking at program capacity with discussions regarding how to create more permanent supportive housing and how to fund it. The Here Together initiative is looking to bring forth a levy in November 2020 to add much needed service dollars to the homeless community. She will be meeting with Chair Harrington, the Clackamas County Chair, and Chair Deborah Kafoury to talk about the Tri-County Equitable Housing Strategies, the Here Together initiative, and looking at a possible regional homeless and housing summit. The winter shelter operations have been extended and 462 people (91 percent adults of which 145 are chronically homeless) have been served so far this season. HUD announced a \$3.6 million grant award to Washington County Department of Housing. There is an additional \$600,000 award that is pending. They also received 30 additional tenant based voucher units through a second Sojourners House project serving victims of domestic violence. They have funded a brand new reentry housing program in partnership with Luke-Dorf focusing on the justice involved population. Ms. Evans announced the HSSN Housing and Health subcommittee meeting on January 27 is canceled.

F. Housing Affordability/Development Initiatives

Shannon Wilson invited everyone to the grand opening of Willow Creek Crossing on February 19. She also announced an award given to the Housing Authority of an AmeriCorps Vista member to work on community engagement related to the Metro bond. They are currently recruiting for that position.

VI. OLD BUSINESS

NA

VII. NEW BUSINESS

Metro Bond Update

Shannon Wilson reported on the Tigard Metro bond phase one project. This project is a partnership with Community Development Partners providing 81 of the 814 units Washington County is set to create from the Metro bond. She noted 33 of the units will be for 30% median family income and 56 units will be family sized units of two, three, or four bedrooms. This site will include eight (8) project based vouchers and eight (8) VASH vouchers. The project is located in the Tigard triangle bounded by I-5, 99W, and 217 located on 72nd and Baylor across from the Tigard Cinema. The area is a qualified census tract identified by HUD making it eligible for a boost in low income housing tax credits. The Tigard triangle has a lean zoning code providing more flexibility allowing for a wider variety of use and cost effectiveness. The city also offers a system development charge exemption for additional cost savings. She presented an overview of the Tigard

Triangle report conducted in partnership with the City of Tigard and Portland State University looking at the assets and demographics of the area. Financing of the project is as follows: 35% from the Metro bond, 38% coming from low income housing tax credit and weatherization funds from Oregon Housing and Community Services, and 23% will be a permanent loan. The project cost is \$32.7 million. The construction start date is set for June 25 and a projected completion date of September 2021.

VIII. RESOLUTIONS/ACTION ITEMS

1. Motion: Sheila Greenlaw-Fink nominated Katherine Galian to be the HAC Chair, instead of the HAC Vice-Chair, due to Charri Schairer's resignation.

Second: Sid Scott/Cindi Otis

Vote: The motion unanimously passed.

2. Motion: Sheila Greenlaw-Fink nominated Melinda Bell to be the HAC Vice-Chair, since the position was opened due to approval of the prior motion.

Second: Joshua Groesz

Vote: The motion unanimously passed.

3. Motion: Cindi Otis moved to approve the calendar year 2020 meeting dates for the HAC:

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 (requested to be offsite at an affordable housing property)

Thursday, September 24

Friday, October 16 – Retreat

Thursday, November 19

Friday, December 11 – Luncheon

Second: Joshua Groesz

Vote: The motion unanimously passed.

IX. ADJOURNMENT

Meeting adjourned at 10:32 a.m.

Komi Kalevor
Secretary/Executive Director