



Department of Housing Services

Supportive Housing Services Revenue forecast and program planning updates

Housing Advisory Council

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Homeless Services

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Manger, Homeless Services

| January 25, 2023





Celebrating the recent wins



- Housed our **1,000th formerly homeless household** thanks to Regional Long-term Rental Assistance (RLRA)!
- Exceeded all Governor's EO 23-02 goals, including **creating or extending 175 shelter beds in 2023**



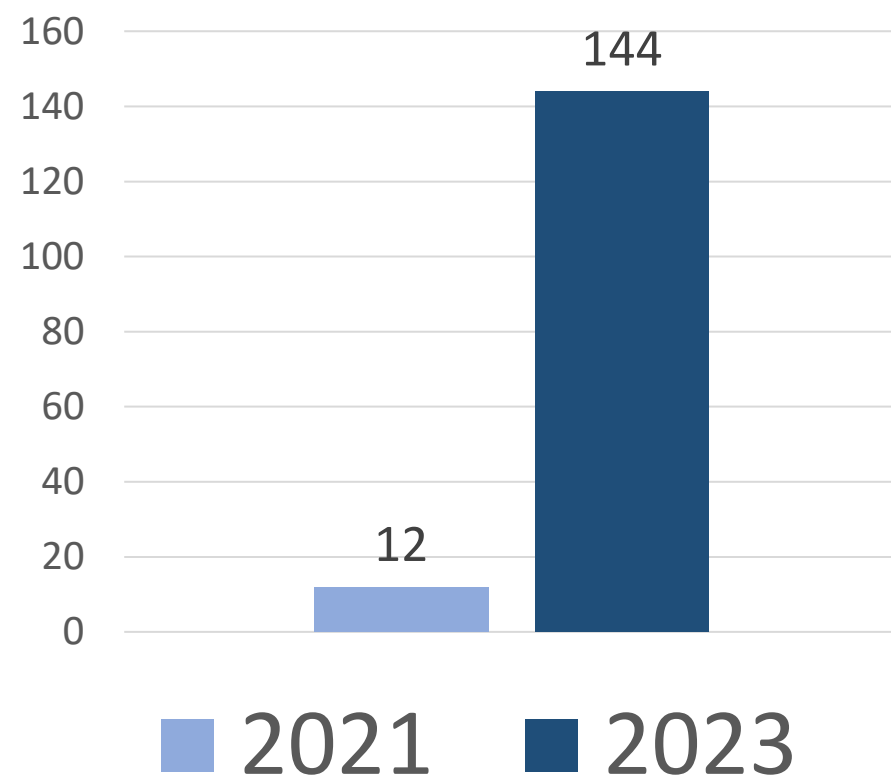
Anna moved into her own apartment just over a year ago thanks to an RLRA voucher



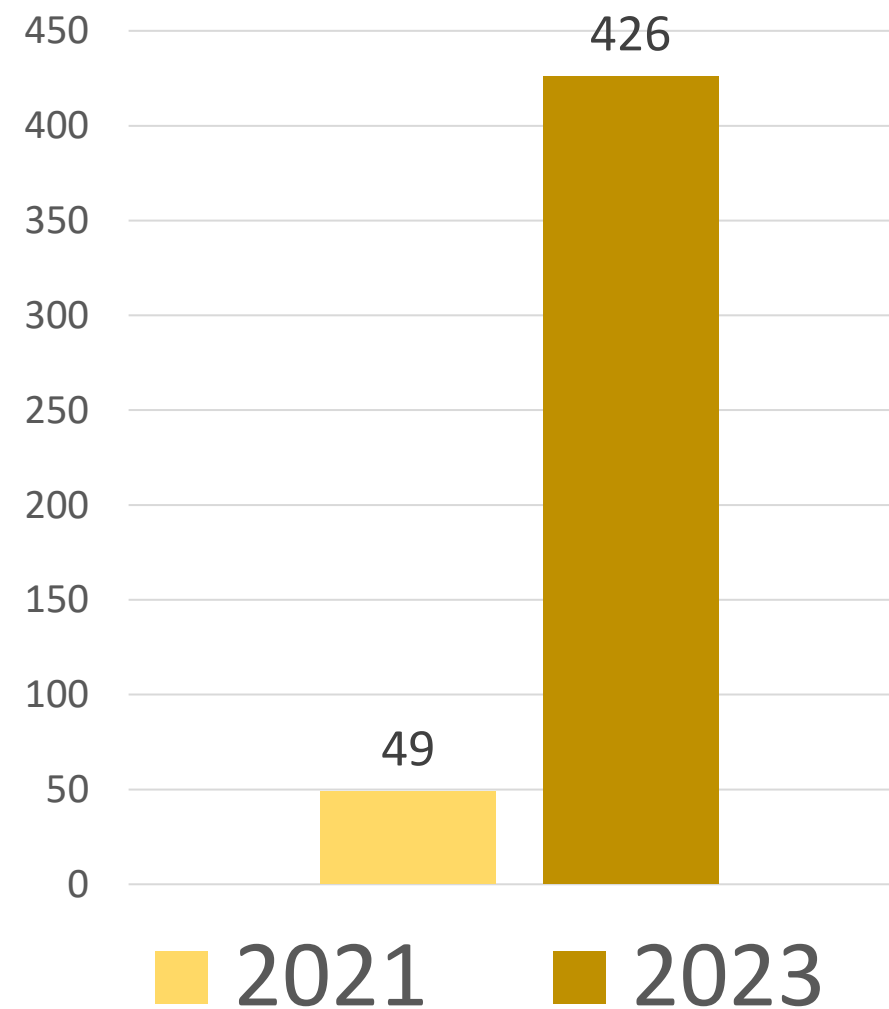
System of Care growth



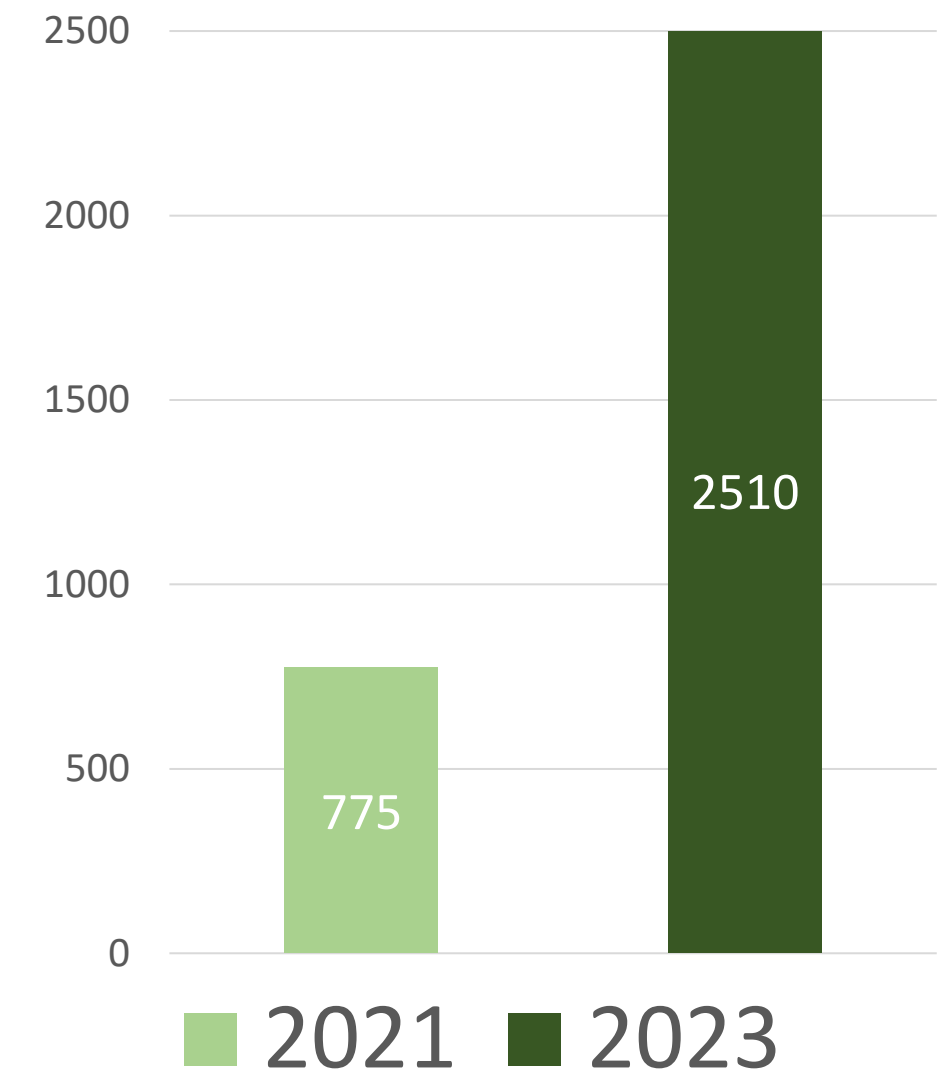
Case Managers & Outreach Workers



Shelter Capacity

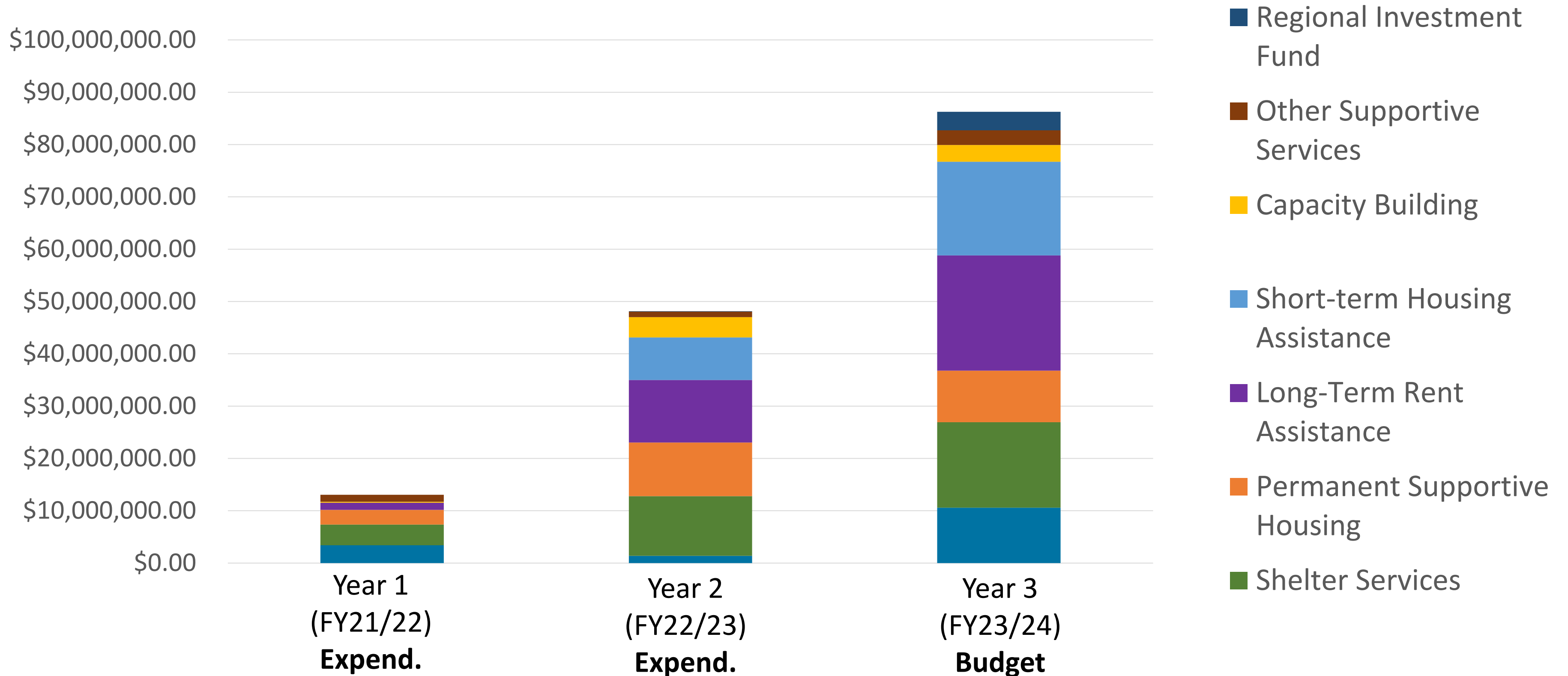


Housing Capacity



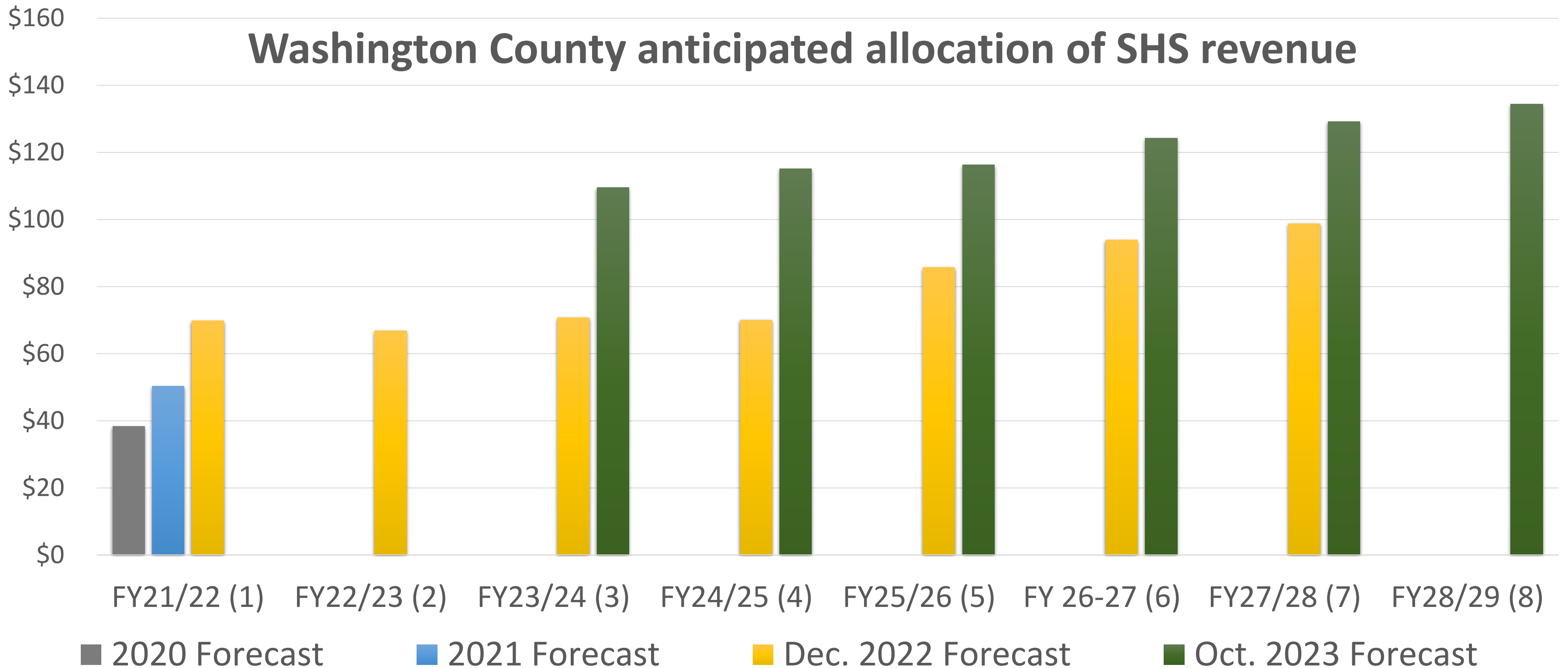


SHS expenditures and current budget



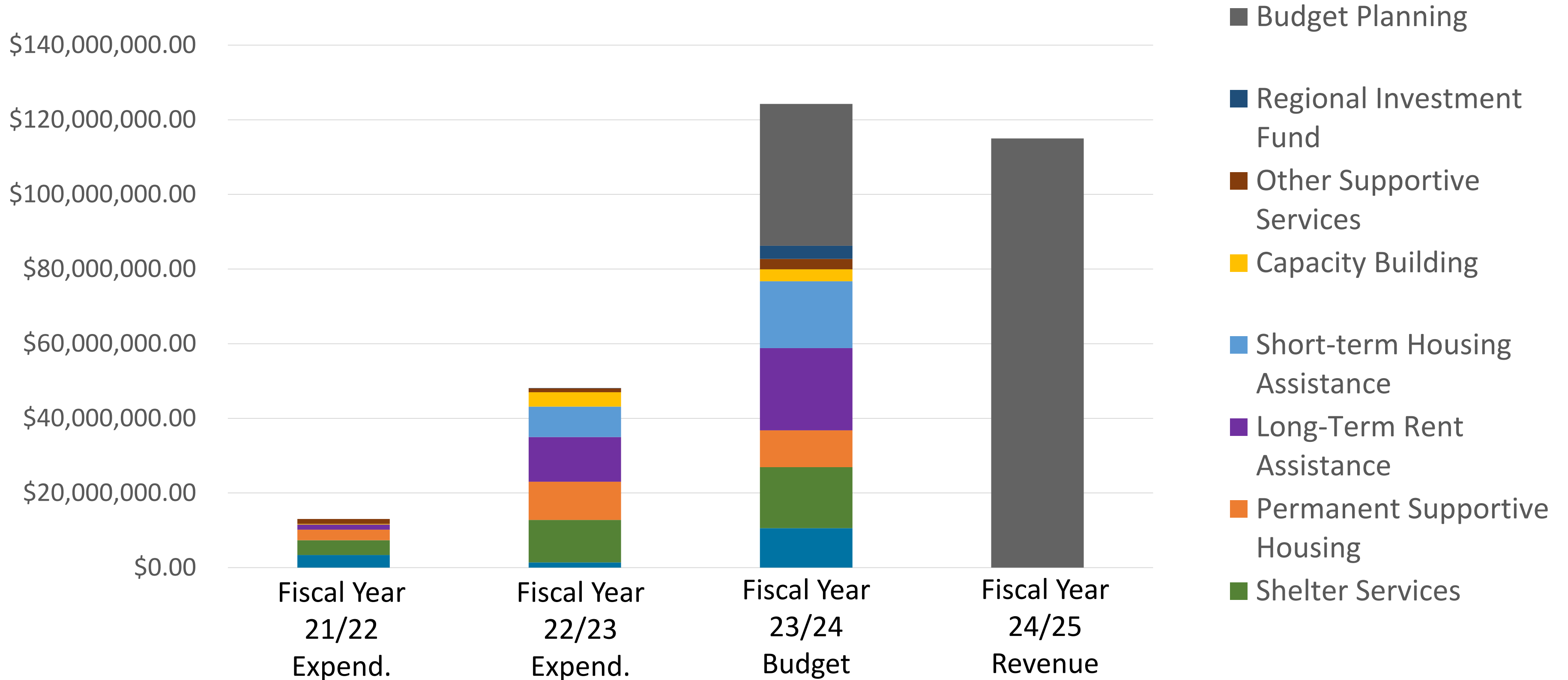


Metro Revenue Forecasts





SHS Financial Overview



Total FY 23/24 amendment amount to be finalized in late January



SHS Carry-over planning



Carryover is well suited for one-time costs

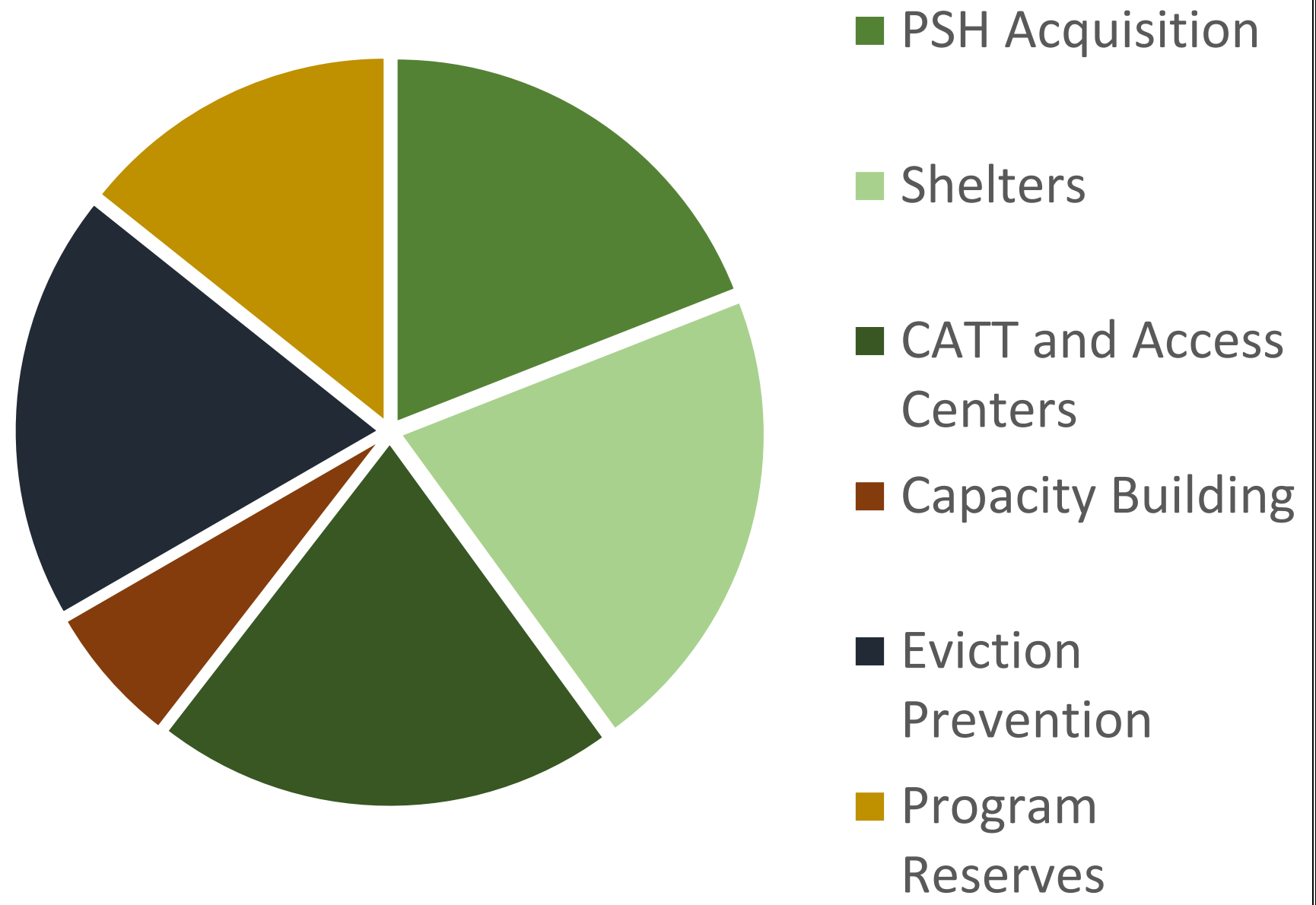
Built Infrastructure

Fiscal Stability

Upstream Interventions

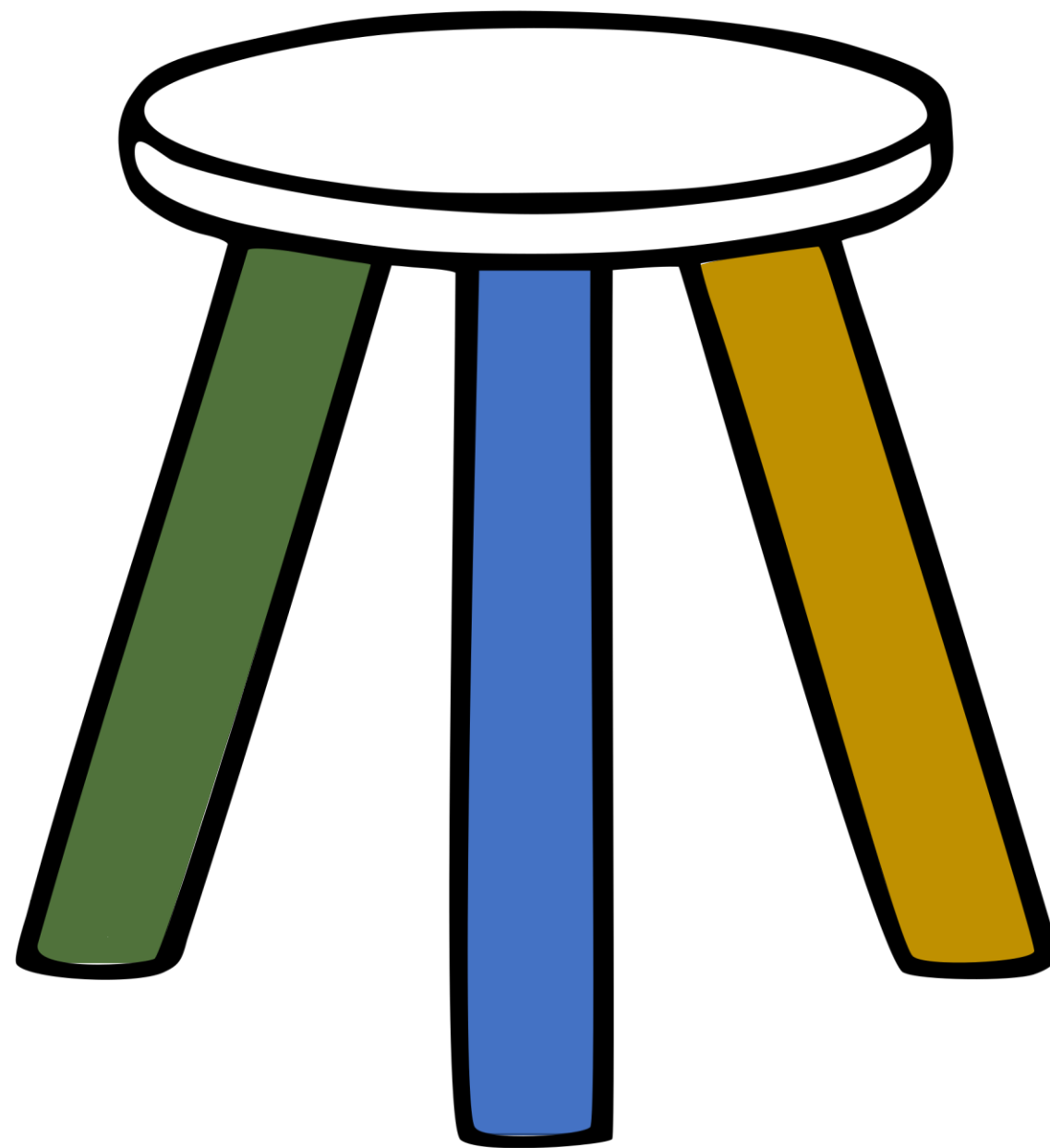
System Infrastructure

Current Three-Year Plan





Supportive Housing



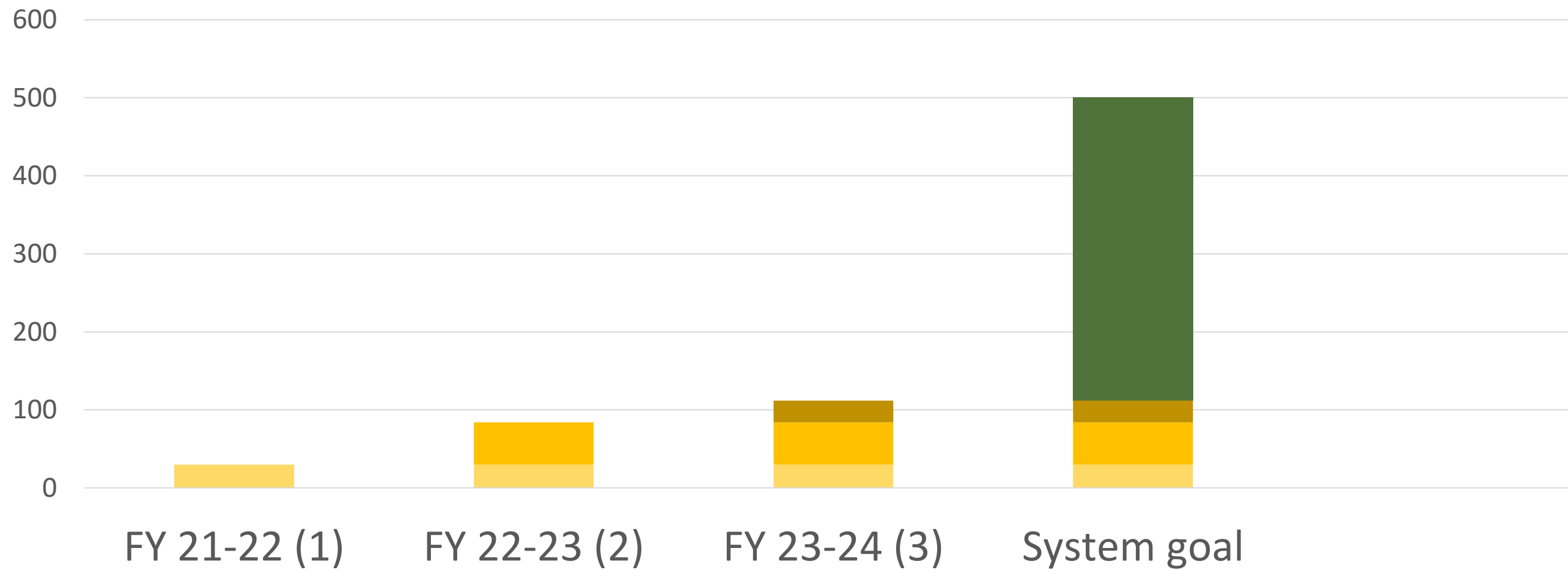
Building: a physical site where housing and services are co-located

Rental Assistance: ongoing assistance to ensure a household can afford rent/the program

Supportive Services: on-site, specialized services to meet the needs of residents, such as addiction recovery programs, transitional age youth programs, behavioral health supportive housing, and more



Supportive Housing goal: 500 units





Year 3: Opportunity to take immediate action



Delay in supportive housing capacity is causing system challenges:

- People need higher levels of care on site
- Lack of supportive housing options creating bottlenecks in other systems
- Limited options for PSH units in remaining affordable housing pipeline



Year 3: Opportunity to take immediate action

Strategically enhance system of care to meet reality of community needs:

Capital funding solicitation (NOFA) for supportive housing

Expediently deploy carry-over funds and newly anticipated revenue

Catalyze potential and pending projects

Leverage Medicaid and other funding



Staff tour "Casa Amparo" (House of Refuge)



Potential Supportive Housing NOFA



Heartwood Commons Community Space

Notice of Fund Availability (NOFA) draft concept:

- \$30-50 million NOFA in Spring 2024
- Capital funding for:
 - Recovery housing
 - Transitional housing
 - Hotel conversion
 - Permanent supportive housing (PSH)
- Commit ongoing operations funding with SHS



Department of Housing Services
www.washingtoncountyor.gov

Budget Outreach Survey 2023

Purpose: Department of Housing Services outreached to community groups to inform them of the department’s budget planning process and collect insight on potential solutions to address housing and homelessness, advancing racial equity, and identifying the largest unmet and/or ongoing housing needs. The survey was presented at the Resident Advisory Board and the Housing and Supportive Services Network on November 29, 2023 and December 6, 2023 respectively. Participants had 1-2 weeks to provide their response. The data collected will be used to inform future budget plans and initiatives.

Respondent Overview:

Organizational Affiliation	Count
Bienestar	1
Boys and Girls Aid	1
Central Cultural	4
Community Action	17
Immigrant Refugee Community Organization	1
Muslim Educational Trust	2
Portland Community College	1
Project Homeless Connect	1
Other, N/A	25
Total	53

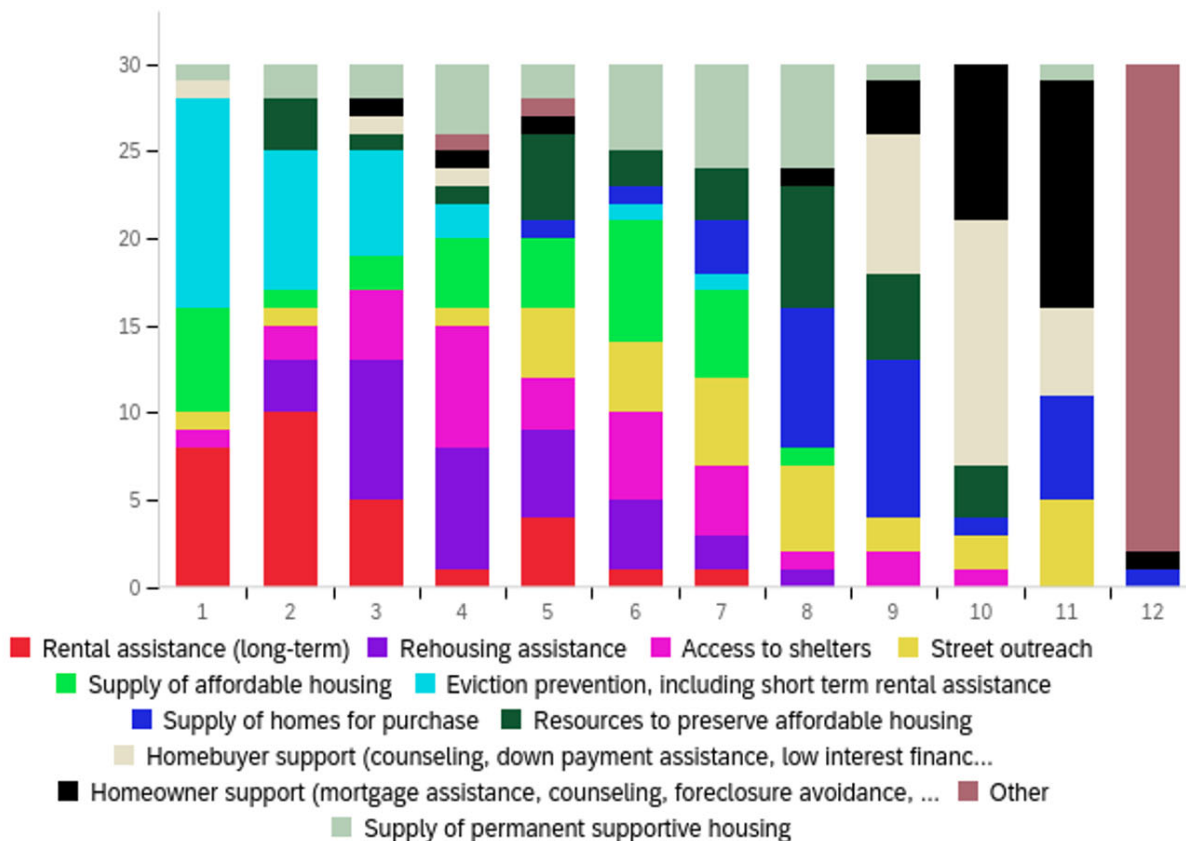
Community Being Served or Represented <i>32 of 53 respondents answered this question, many respondents included multiple communities served or represented</i>	Frequency
Communities of color	24
Families with children	24
Renters and tenants	23
Immigrant and/or refugee communities	22
Seniors and/or disabled persons	21
Domestic violence survivors	20
LGBTQI individuals	19
Unhoused individuals	17
Veterans/Military	13
Agricultural farmworkers	12
Rural residents	12
Tribes or tribal members	7
Other (specify) – Housing board advocate, Low-income/Poverty	2

Population Being Served by Service Provider <i>30 of 53 respondents answered this question, many respondents included multiple populations being served.</i>	Frequency
Latine or Hispanic or Spanish-speaking households	14

Not applicable	13
Immigrant or refugee households	11
Black or African American households	10
Native American or Indigenous households	7
Other (specify) - multicultural	1

What solutions to address housing and homelessness are most important to you and our community?

The chart below indicates the rank, from highest priority (1) to lowest priority (12) and shows “Eviction prevention, including short term rental assistance” as the highest priority, followed by “Rental Assistance (long-term)” and “Rehousing Assistance”.



The table below are the averages of priority rankings (i.e., rank of 1-12 where 1 is the highest priority and 12 is the lowest priority), showing the response that is most generally represented per type of solution. “Eviction prevention, including short term rental assistance” was selected as the first priority the most times.

#	Type of Solution	Average
1	Eviction prevention, including short term rental assistance	2.23
2	Rental assistance (long-term)	2.67

3	Rehousing assistance	4.30
4	Supply of affordable housing	4.50
5	Access to shelters	5.13
6	Supply of permanent supportive housing	5.90
7	Resources to preserve affordable housing	6.73
8	Street outreach	7.30
9	Supply of homes for purchase	8.83
10	Homebuyer support (counseling, down payment assistance, low interest financing, etc.)	9.17
11	Homeowner support (mortgage assistance, counseling, foreclosure avoidance, etc.)	9.73
12	Other – senior affordable housing	11.50

What does it mean to you to advance racial equity with our budget commitments?

Based on the responses in the document, some key themes around what it means to advance racial equity with budget commitments include:

- **Prioritizing support and resources** for communities of color and historically marginalized groups, such as through culturally-specific programs, rent assistance, eviction prevention, job programs, etc.
- **Addressing disparities and unequal outcomes** between racial/ethnic groups by allocating resources to communities most in need.
- **Ensuring equal access, inclusion, and representation** for communities of color in housing, jobs, and other services.
- **Supporting initiatives, policies, and organizations** that promote diversity, inclusivity, and racial justice.
- Considering **how budget decisions disproportionately impact** minority communities and making choices to reduce disparate impacts.
- Providing services and resources in a **culturally competent** way, such as through translation, bilingual materials, and cultural awareness.
- **Acknowledging historical and systemic discrimination**, and working to remedy resulting disparities.

Overall, the responses emphasize using budget commitments to uplift and empower communities of color towards more equitable outcomes across measures like housing, employment, health, and safety.

What are the largest unmet and/or ongoing housing needs you see in our community?

Based on the responses, some of the largest unmet and ongoing housing needs in the community include:

- Affordable housing, especially for low and middle income families. High rents and **lack of affordable supply leads to cost burden**, overcrowding, and homelessness.

- Rental/housing assistance programs to help cover costs and prevent evictions. More funding needed for these **safety net programs**.
- Support for specific groups like **seniors, people with disabilities, immigrants/refugees** who face additional barriers to accessing and affording housing.
- **Homelessness prevention strategies** including eviction prevention, rent/utility aid for those at risk. With eviction moratoriums ending, more families are vulnerable.
- Help with housing sustainability long-term through **job training, financial counseling, budgeting** classes along with rental subsidies. Rent support alone is often not enough.
- **Accounting for "invisible" homelessness** like doubling up, couch surfing that hurts hosts and increases risk of wider homelessness.
- Lack of **emergency shelter capacity** to meet needs. Waitlists and lack of housing inventory an issue.
- **Aid accessing home loans and home ownership** due to unaffordable down payments, high interest rates.

The key unmet needs consistently highlighted are **affordable housing supply** and rental assistance programs to cover rising housing costs that outpace incomes in the community. Wraparound services for vulnerable groups and at-risk families also emphasized.

Resources:

Tools used to collect and analyze the data include Qualtrics and Claude AI was used to identify themes from the two narrative responses.

Washington County



Housing Advisory Committee Development Update

Andrew Crampton - HAWC Housing Development Manager

January 25, 2024

Housing Authority

co.washington.or.us



Agenda / Topics



AHP Project Overview



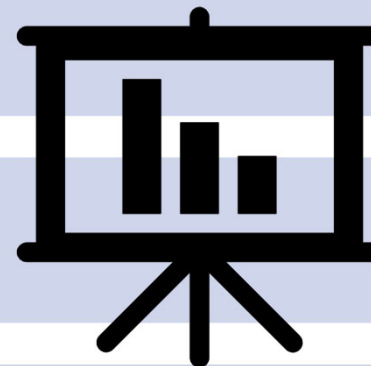
New Construction Update



Strategic Planning Timeline



Discussion & Questions





AHP Phase 2 Project Information

- Rehabilitation of Five Properties in Portfolio – 260 units serving 469 residents and creating 195 family wage jobs.
- Total Project Cost: \$131,300,449 with \$65,000,000 PAB Request. Additional PAB Request is due to additional interest carried, and final refinement of project scope, including implementing unit and common area cooling strategies.
- Prior to submitting request, HAWC has coordinated with OHCS on review of PAB request, project financials, and income averaging requirements.



AHP Phase 2 Project Overview

Holly Tree	Beaverton	140 units
Tarkington Square	Hillsboro	48 units
Cornelius Village	Cornelius	14 units
Amberwood Apartments	Hillsboro	40 units
Marilann Terrace	Aloha (unincorporated Wa. Co.)	18 units



Housing Authority



Scope of Project Work

Scope of work includes: immediate needs, life/safety concerns, ADA compliance, energy efficiency upgrades, water intrusion mitigation, and major systems replacement.

This work positions the properties for long-term sustainability and use as assets in the community.





Select Sites- Holly Tree Overview

Scope of work includes: kitchen cabinets replacement as needed, cooling strategies, removing and replacing existing unit windows, repairing and replacing existing site asphalt at damaged areas, and full siding replacement.



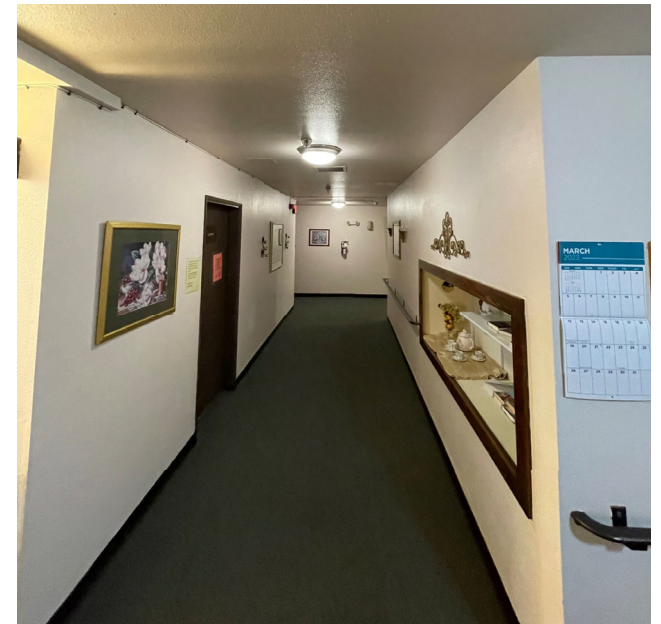


Tarkington Square Overview

Scope of work includes: installing new windows, cooling strategies, full siding replacement, countertop replacements, modernization of existing elevator, lateral waste line replacement, plumbing and electrical upgrades.



Housing Authority



Sources	Construction	Permanent
Tax Exempt Bond Financing	65,000,000	28,000,000
Tax Credit Equity	10,749,151	46,049,551
HAWC Acquisition Financing	49,750,000	49,750,000
Cash Flow from Operations (70%)	2,086,297	3,785,898
Deferred Developer Fee	3,715,000	3,715,000
Total	131,300,449	131,300,449

Total Units
260

Total Sq. Ft.
207,710

Uses	Total Project Costs	Per Unit	Per Sq. Ft.
Land	11,250,000	43,269	54.16
Building	51,165,000	196,788	246.33
Construction or Rehabilitation	41,654,748	160,211	200.54
Soft Costs			
Development Costs	4,487,663	17,260	21.61
General Fees	9,930,051	38,193	47.81
Financing	1,255,500	4,829	6.04
Construction Period Interest	7,332,495	28,202	35.30
Relocation	2,984,991	11,481	14.37
Reserves and Contingencies	1,240,000	4,769	5.97
Total	131,300,448	505,002	632.13

	Total	Cash Paid Fee	Deferred Fee
Developer Fee	7,980,051	4,265,051	3,715,000
Consultant Fee	1,950,000	-	-
Aggregate Fees	9,930,051	4,265,051	3,715,000

PAB Volume Cap Requested	65,000,000
Estimated Tax Credit Basis	123,296,694
PAB Volume Cap / Basis	52.72%

Housing Authority



Timeline

- HAWC AHP Phase 2 selects development and construction team
- HAWC Completed Owners Program
- HAWC solicits investor and lender proposals

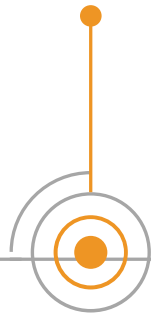
Rehabilitation work begins early 2024 and complete by summer 2025.

2022



HAWC Board of Directors authorizes formation of LIHTC partnership for HAWC AHP Phase 2, to begin work to finance the project

Q1 & 2
2023

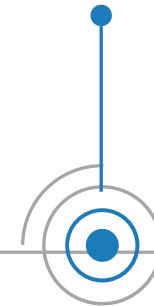


Q 3 & 4 2023



- HAWC secures allocation of Private Activity Bonds in October 2023.
- HAWC AHP4 Project closed December 2023
- Washington County defeased allocable bonds related to HAWC AHP Phase 2 properties

2025



* Items in *italics* are future items

