



# MEETING MINUTES

## HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY

June 23, 2022- 9:00 a.m.

Virtual Meeting Via Zoom

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Alma Flores	Komi Kalevor
Carine Arendes	Melissa Sonsalla
Narendar Sahgal	Jacob Boyett
Eric Schmidt	Will Seals
Gena Briggs	Leslie Gong
Nina Sparr	Shannon Wilson
Nina Stafford	
1-503-502-9357 (Sheila Greenlaw-Fink)	
Melinda Bell (joined at 10:04am)	
<u>ABSENT</u>	
Sid Scott	<u>GUESTS</u>
Dave Bachman	Mike McLeod
Renee Brouse	
John Epstein	
Katherine Galian	<u>HABOD MEMBERS PRESENT</u>

**I. MEETING CALLED TO ORDER** – 9:04 a.m. A quorum was present.

**II. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES**

Alma Flores, REACH Affordable Housing Developer shared the Mary Anne in downtown Beaverton closed and the Plaza De Amigos Cornelius project should be closing mid-July.

Carine Arendes, Long Range Planner noted there has been confusion with the implementation of the new middle housing rules. She expressed concern over lower income individuals having to deal with rising rent costs exceeding wage increases.

**Was the Point-In-Time report completed for 2022?**

Yes, and this information can be found on page 5 of the May 2022 minutes.



**III. ACTION – APPROVAL OF MINUTES @ 9:11 a.m.**

The committee voted to approve May 26, 2022 meeting minutes.

Motion: Carine Arendes

Second: Narendar Sahgal

Vote: All in favor

**IV. EXECUTIVE DIRECTOR’S REPORT**

Presented by Komi Kalevor, Executive Director. Komi thanked HAC members for recommending approval of the 2022-23 fiscal year budget. The Board of County Commissioners approved both the Department of Housing Services and Housing Authority budgets. The AHP4 transaction closed at the beginning of June allowing for the rehabilitation of five different buildings in Forest Grove, Tigard, and Beaverton. The Union Gospel Mission had a ground breaking on their new Life Change Center for women and children off of Highway 26 and 185<sup>th</sup> Avenue. This will replace their existing building in Beaverton. Due to supply chain issues, the move to Adams Crossing has been delayed until the fall.

**Question(s) asked during Director Update:**

- **Is there a chart showing the rent for the affordable housing properties?**
  - One-bedroom units rents at Bonita Villa are currently \$806 compared to fair market rents of \$1,300, two-bedroom units are \$836 compared to fair market rents of \$1,536, and three-bedrooms are \$986 compared to fair market rents of \$2,191. There is a revenue management plan in place to assure rents will only increase slightly after the rehabilitation process is complete.

**V. RESOLUTIONS / ACTION ITEMS**

There were no resolutions or action items on the agenda.

**VI. ONGOING BUSINESS**

There was no ongoing business on the agenda.

**VII. NEW BUSINESS**

There were no new business items on the agenda.



## VIII. DEPARTMENT UPDATES

### A. Housing Development – Shannon Wilson

Shannon shared the Housing Development department has three full-time staff that focuses on housing development with area partners but primarily conducts the administration for the Metro Affordable Housing Bond. They assist with housing development with the Housing Opportunity fund through county general funds. They also administer the non-profit Affordable Housing Exemption program for unincorporated Washington County, pursue acquisition and development projects, and issue private activity bonds. She presented and update on the Metro Affordable Housing Bond which was passed by voters in 2018. Then in 2019, an intergovernmental agreement was approved by Metro. The total amount of funds allocated to Washington County as well as the cities of Hillsboro and Beaverton was \$188,263,108 with 116,500,000 of those funds distributed to Washington County. These funds are projected to produce a total of 1,316 units in the county with 814 of those units inside Washington County's implementation area. In regards to Washington County's portion of units, one project is completed (Viewfinder), five are under construction (Aloha Family Housing, Tigard Senior Housing, Valfre at Avenida 26, Terrace Glen, Aloha Inn), three will begin construction in 2022, and one will begin in 2023. The unit total of all these projects exceed the 814 unit goal. Metro has agreed to an additional 1.67 million dollars in funding to provide in-unit air conditioning for all Metro Affordable Housing Bond projects with an amendment being made to add those funds. Additional Affordable Housing funds will be used to assist with project funding gaps. Metro held back 10% of the overall funding at the beginning to acquire regionally significant sites throughout the county and Washington County's allocation is 12.9 million. They are working with Metro to identify sites in areas where there is limited or no affordable housing. The remaining portion of Affordable Housing funds unused is 15 million dollars and they are assessing how to utilize these funds.

### **Questions asked for Division Update:**

- **Why do all the Metro Affordable Housing Bond projects have staggered timings on construction times?**
  - Each jurisdiction was allowed to begin with phase one project prior to the approval of the intergovernmental agreement. This is why the Viewfinder project was completed first. The other projects were staggered due to finalizing funding, obtaining permits, and timelines the developers have on each of the projects differed in conjunction with their other projects.
- **Do AARPA funds impact any of the Metro Affordable Housing Bond projects?**
  - One of the projects received AARPA funds from their local jurisdiction by request of a local politician but other than that, no other projects have received these funds.
- **What is Washington County doing in regards to sustainability and achieving net zero with the Metro Affordable Housing Bond projects to help tenants reduce their ongoing costs long-term?**
  - There are state requirements for energy efficiency and these projects follow these guidelines however it is not net zero. It was suggested to have a long-term timeline to achieve further energy efficiency to obtain net zero in the future.



- **Is there one location where potential applicants can find out about when these units will be available?**
  - Each property has their own property management company, and the county is working with each one on their marketing and community engagement. Currently, there is not one place to show availability for all these properties. The county website is being updated to provide information in a central location for current and prospective residents and they will look into providing information to the different property management company lists to apply for upcoming units.
- **How are you making sure each of the property management companies are providing the same level service to residents?**
  - There is the Oregon Landlord-Tenant law and tenants can address issues with the Housing Authority or their local commissioners. There is also legal aid available to tenants as well. The Housing Authority also holds resident advisory meetings to make tenants aware of their rights.

#### B. Public Housing – Will Seals

The AHP4 closed at the beginning of June with construction mobilization and sitework beginning thereafter. There are 100 Project Based Vouchers (PBV) allocated to four of the properties which will assist those who are the most rent burdened. The timeline for the AHP4 properties are as follows:

- Bonita Villa will begin in June 2022 with a completion date of October 2023.
- The Ridge at Bull Mountain will begin in June 2022 with a completion date of August 2023.
- Aloha Park will begin in June 2022 with a completion date of July 2023.
- The Villager Apartments will begin in May 2023 with a completion date of December 2023.
- The Parkside Apartments will begin in August 2023 and the completion date is set for November 2023.

The Aloha Inn is a permanent supportive housing project which is currently being renovated. It will be collaboratively managed by CPAH, Bienestar, Sequoia, and Cascade Property Management and will be staffed 24/7. Some of the services provided include, case management, mental health treatment and referrals, housing stabilization and eviction prevention strategies to allow residents to sustain permanent housing, as well as community and social events planned for residents. The target tenant will have 30% AMI with a disability or health condition who have experienced houselessness in the past year. Rents will be subsidized by the Regional Long-term Rent Assistance (RLRA) program with residents paying 28.5% of their adjusted gross income towards rent.

#### **Question(s) asked for Division Update:**

- **Since the county owns the property, will the name of the Aloha Inn be changed in the future?**
  - There have been talks about changing the name and there are discussions on changing the name but nothing has been solidified as of yet.

#### C. Additional Department Updates

No additional department updates were shared.



**IX. ADDITIONAL TOPICS**

No additional topics were shared.

**X. ADJOURNMENT**

Meeting adjourned at 10:10 a.m.

Komi Kalevor  
Secretary/Executive Director