

HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY

Minutes – Regular Business

Thursday, September 26, 2024, 9:00 a.m.

Adams Crossing Building, Olympic Conference Room (2F)

161 NW Adams Ave., Hillsboro, OR 97124-3072

[Meeting Recording](#)



MEMBERS PRESENT:

CHAIR – Renee Brouse
Dave Bachman
Hayley Purdy
Narendar Sahgal
Nathan Teske
Nina Stafford

VICE CHAIR - Melinda Bell
Gena Briggs
John Epstein
Ryan Cain
Bruce Dickinson

MEMBERS ABSENT:

Deena Feldes (Castrejon)

STAFF:

EXECUTIVE DIRECTOR - Molly Rogers
ASSISTANT DIRECTOR - Michael Clark
Jacob Boyett
Lisa Varon
Tatiana Gammett
Shannon Wilson
Eva Pauley

ASSISTANT DIRECTOR - Jill Chen
ASSISTANT DIRECTOR – Jes Larson
Bianetth Valdez
Fahad Kazi
Melisa Dailey
Rob Bovett
Matthew Fullen

GUESTS:

Aubré Dickson
Mandi Ludlam

Terri-Lee Blue

- I. **MEETING CALLED TO ORDER** – 9:05 a.m. A quorum was present.
- II. **PUBLIC COMMENTS – ATTENDEES (INCLUDING ONLINE GUESTS)**
None.
- III. **DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES/ROLL CALL**
None.
- IV. **ACTION – APPROVAL OF MINUTES**
Vice Chair Bell shared the June 27, 2024 meeting minutes for the Committee to approve.

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Housing Services Department

161 NW Adams Ave, Suite 2000, MS 63, Hillsboro, OR 97124-3398

phone: 503-846-3790 • fax: 503-846-4795 • TTY: 503-846-4898

website: www.washingtoncountyor.gov • email: HousingServices@washingtoncountyor.gov

Approve Meeting Minutes

Motion:	Bruce Dickinson
Second:	Melinda Bell
Ayes:	Bell, Bachman, Purdy, Sahgal, Dickinson, Feldes, Epstein, and Cain
Abstain:	Teske
Result:	10 - 0 - 1

V. EXECUTIVE DIRECTOR'S REPORT

- A. Executive Director Rogers commented on the 2024 Housing Oregon Conference held on September 24th & 25th, and shared photos from the event.
- B. Executive Director Rogers highlighted that committee member Purdy's project was recognized at the 2024 Housing Oregon Conference, and highlighted that Committee member Cain was a speaker on a number of panels at the conference.

Hayley Purdy and Ryan commented.
- C. Executive Director Rogers commented on the 2024 Washington County Housing Forum being held in November.
- D. Executive Director Rogers recognized the members of the Housing Advisory Committee and Homeless Solutions Council for their participation and efforts in the County's first listening sessions held in August of this year.
- E. Executive Director Rogers commented on the visit from members of the United States Department of Housing and Urban Development (HUD) to Washington County in August.
- F. Executive Director Rogers commented on the resident celebration held in September.

John Epstein commented. Executive Director Rogers commented.

VI. RESOLUTIONS / ACTION ITEMS

None.

VII. STAFF LIAISON UPDATE

- A. **Elections**
Bianetth Valdez, Program Coordinator, commented on upcoming elections for the Housing Advisory Committee.
- B. **December Luncheon**
Bianetth Valdez, Program Coordinator, commented on the December Luncheon

C. Reminders / Updates

Bianetth Valdez, Program Coordinator, commented on the upcoming Housing Forum.

John Epstein asked what the date of the Housing Forum is. Bianetth commented.

VIII. ONGOING BUSINESS

A. Public Housing/Section 18

Jill Chen, Assistant Director, introduced Melisa Dailey, Section 18 Coordinator, to present on the Section 18 disposition plan framework.

Nathan Teske commented on the difficulties for buyers and asked staff about the different purchasing tracks presented. Jill Chen, Assistant Director, commented. Lisa Varon, Real Estate Division Manager, commented.

Bruce Dickinson asked staff what percentage of current residents, highlighted in the presentation, are prospective buyers and if the department is looking for more CBOs. Jill commented. Bruce commented. Lisa commented.

Chair Brouse asked a question on behalf of Vice-Chair Bell to staff regarding if current residents that purchase a home, will it be sold as-is or will there be refurbishment. Jill commented.

Nina Stafford asked if staff could provide a list of the 8 CBOs and if the organizations would be purchasing the homes to be used in their programs. Melisa commented. Jill commented.

John Epstein asked staff for clarification on the rent own option and if the department is contacting mortgage lenders about these models that were presented. Jill commented.

Chair Brouse asked a question on behalf of Mandi Ludlam to staff regarding if Tier 3 sales will be limited to owner occupied buyers or will the department allow purchase by others. Melisa commented.

Hailey Purdy ask staff what does the 10% discount, and how affordable is that for someone who is at 80% AMI. Jill commented. Shannon Wilson, Community Development Program Manager, commented. Hailey commented.

Nina asked staff if there is assistance provided to people purchasing at the Tier 1 level. Melisa commented. Bruce commented.

Ryan Cain commented on the presentation structure and if the department could better highlight the goal for using the proceeds from these sales. Jill commented. Molly Rogers commented.

John asked staff if 30 years was a common model length for forgiveness in these loans. Jill commented.

Recommend the Section 18 Disposition Framework for Submission to, and Approval by, the Housing Authority Board of Directors (HABOD)

Motion:	Ryan Cain
Second:	Nina Stafford
Ayes:	Bell, Bachman, Purdy, Sahgal, Dickinson, Feldes, Epstein, and Cain
Abstain:	Teske
Result:	10 - 0 - 1

B. Affordable Housing Preservation

Jill Chen, Assistant Director, presented on the Department’s preservation framework.

Nathan Teske commented on the preservation costs presented and asked staff if there are scenarios where families could become rent burdened. Jill commented. Ryan Cain commented. Molly Rogers, Executive Director, commented. Jill commented.

Hailey Purdy asked staff why there was a difference in asks from Housing Alliance and OHCS, in terms of preservation. Nathan commented. Molly commented.

IX. NEW BUSINESS

A. Consolidated Planning

Shannon Wilson, Community Development Program Manager, presented on the 2025-2029 Consolidated Plan.

Hailey Purdy commented in support of the goals presented.

Shannon commented that she would share contact information in case committee members have any future questions or comments.

X. DEPARTMENT UPDATES AND Q&A

A. Additional Department Updates (See Department Written Reports)

The following were not reviewed or discussed in the meeting but are referenced in the written HAC packet: Homeless Services update, Rental Assistance update, and Development update.

XI. MEMBER SUGGESTED FUTURE DISCUSSIONS

None.

XII. ADJOURNMENT

Meeting Adjournment

Motion:	Hailey Purdy
Second:	Bruce Dickinson
Ayes:	Bell, Bachman, Purdy, Sahgal, Dickinson, Feldes, Epstein, and Cain
Result:	11 - 0

Meeting adjourned at 11:04 a.m.

Molly Rogers
Secretary / Executive Director