



# Washington County PHA Plan and Moving to Work Supplement

March 25, 2024



# 2024 Timeline



MARCH	APRIL	MAY
Post online for public review Resident Advisory Board meeting	Oregonian Notice HAC recommendation	May 7: HA Board of Directors meeting: Public Hearing Board Approval  May 15: Submission to HUD



# PHA Annual Plan



[Home](#) > [Housing Services](#) > [About Us](#)

## Plans, Policies & Reports

View collections of Department of Housing Services plans, policies and reports.




### Public Review 2024 PHA Plan

The Housing Authority of Washington County is sharing its proposed 2024 Public Housing Agency (PHA) Plan and related documents for public review and comment.

The 45-day public comment period will run March 18, 2024, through May 2, 2024. The Housing Authority Board of Directors will hold a public hearing on the proposed PHA Plan on Tuesday, May 7. More information about that meeting can be found [here](#).

Please review the documents below and visit our [Moving to Work page](#) for more detailed information about that program. Written comments on the draft plan and supplement should be directed to Melissa Sonsalla, Policy and Planning Manager, at 161 NW Adams Ave, Suite 2000, MS 63, Hillsboro, OR 97124 or e-mail [melissa\\_sonsalla@washingtoncountyor.gov](mailto:melissa_sonsalla@washingtoncountyor.gov).

 [2024 PHA Plan - Draft](#) (PDF 963.14 KB)

Homeless Services Division	>
Housing Development	>
<b>Plans, Policies &amp; Reports</b>	∨
A Road Home	
Continuum of Care Grant Application	
Continuum of Care System Performance	
Homeless Counts and PIT Resources	



# PHA Annual Plan

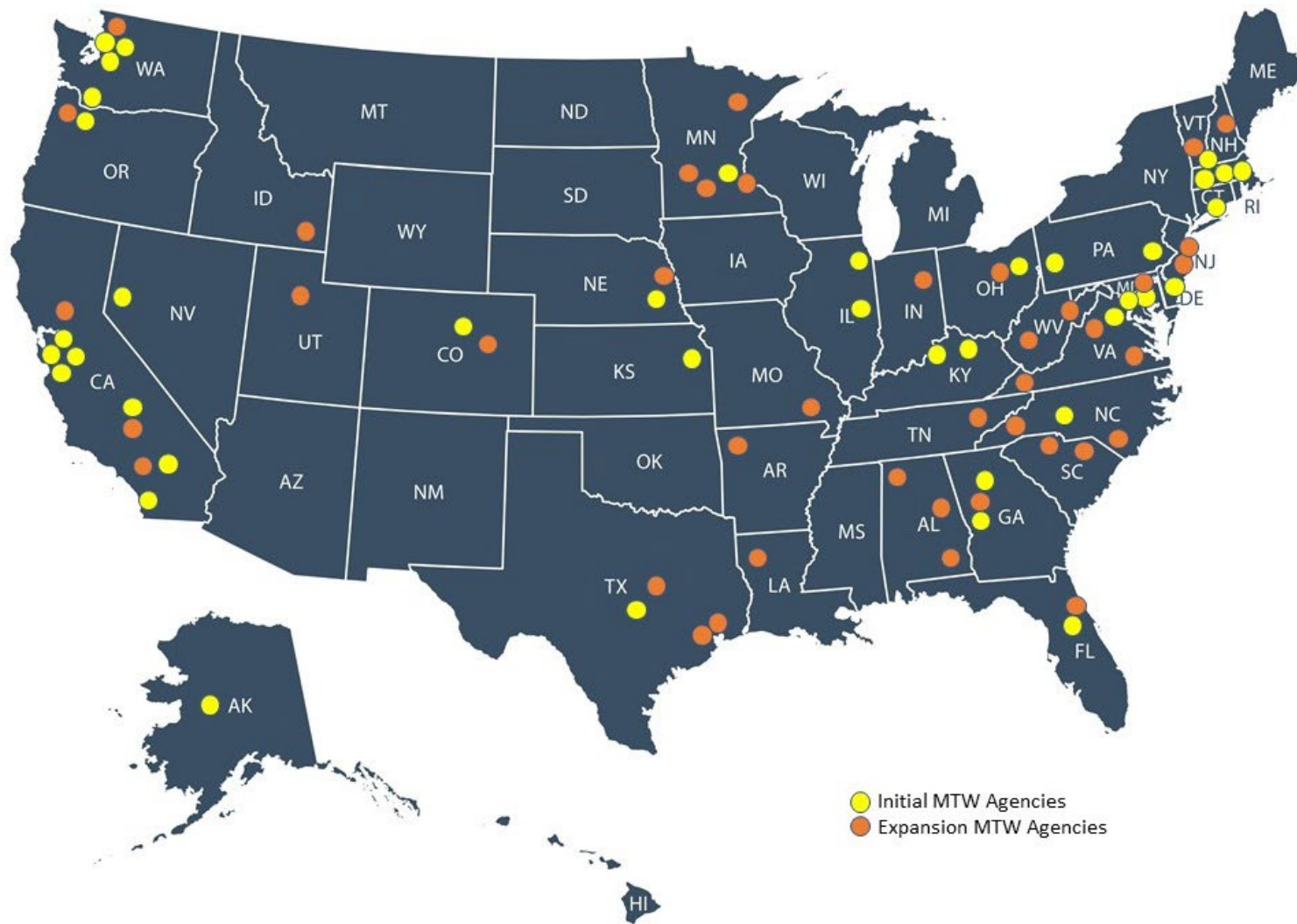


For Fiscal Year  
Beginning July 2024

Rent Assistance	Public Housing
3,034 Rent Assistance Vouchers <ul style="list-style-type: none"><li>• 2,732 Housing Choice Voucher</li><li>• 262 VASH</li><li>• 30 Foster Youth Initiative</li></ul>	244 Public Housing units
Tenant Protection Vouchers: +60	Section 18 Disposition: -60 units

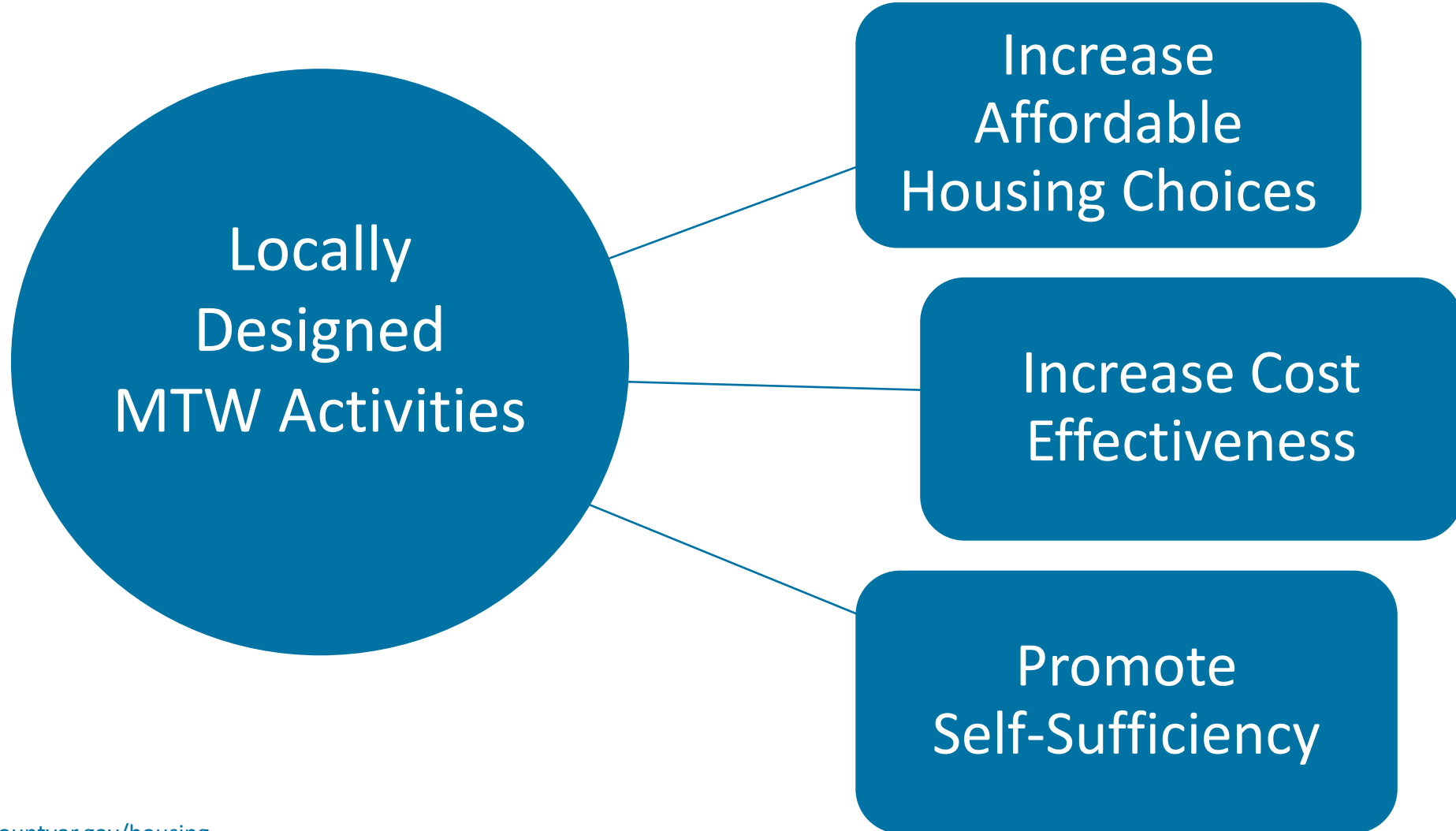


# What is MTW?





# MTW Statutory Objectives





# 2022 MTW Activities



1. Tiered Rent Program
2. Rent Simplification Initiatives
3. Triennial Reviews for Seniors & People with Disabilities
4. HQS Inspection Processes
5. Local Project-Based Voucher Program
6. Voucher Set-Aside Programs
7. Strategic Waitlists



# Tiered Rent Program



Goals: simplified rent calculation + time for increased income

- Rents are based on a simple to read table that uses unadjusted income
- Hardship protections for large families or those with childcare expenses
- Households will only have regular reviews every three years
- Households will not have to report increases in income between regular reviews

Tier	Income Minimum	Income Maximum	Monthly Rent
1	\$0	\$2,499	\$50
2	\$2,500	\$4,999	\$87
3	\$5,000	\$7,499	\$146
4	\$7,500	\$9,999	\$204
5	\$10,000	\$12,499	\$262
6	\$12,500	\$14,999	\$321
7	\$15,000	\$17,499	\$379
8	\$17,500	\$19,999	\$437
9	\$20,000	\$22,499	\$496
10	\$22,500	\$24,999	\$554
11	\$25,000	\$27,499	\$612
12	\$27,500	\$29,999	\$671
13	\$30,000	\$32,499	\$729
14	\$32,500	\$34,999	\$787
15	\$35,000	\$37,499	\$846





# 2023 MTW Activities



1. Simplified Utility Allowance Schedule
2. Payment Standards
3. Local Homeownership Program



# Next Steps



- Continue to collect public comment
- May 7<sup>th</sup> Housing Authority Board of Directors meeting
  - Public Hearing
  - Request for Board Approval
- Discussion
- Motion: Recommend the FY 2024-25 Annual PHA Plan and MTW Supplement for submission to, and approval by, the Housing Authority Board of Directors.



Department of  
Housing Services

# Housing Advisory Committee

## Budget Orientation

| April 25, 2024





# Agenda

- Budget Process Theme
- HAWC Mission
- General and Special Funds Defined
- DHS and HAWC Fund Structures
- Housing Advisory Committee Role
- Areas of Focus
- Duties and Responsibilities
- Budget Calendar
- What's Next
- Questions and Discussion



# Budget Process Objectives

- Continuous learning and organizational development
- Staff collaboration and decision making across the department
- Program strategies align with achieving specific key initiatives
- Informed decision making centered from an equity perspective that reflects community stakeholder needs
- Reflection and discussion on how to continuously improve the budget process



# HAWC Mission

*The Washington County Department of Housing Services and Housing Authority increases housing stability and creates pathways out of homelessness for the low-income residents of Washington County and their families through an integrated and coordinated system of housing and shelter strategies, including affordable housing, rental assistance, Housing Choice Vouchers, diverse shelter options and supportive services.*



# General Fund and Special Funds

Terms	Definitions
<b>Fund</b>	A legal segregation of the County's resources and expenditures. Like a separate bank account or checkbook.
<b>General Fund</b>	Primarily the money received from property taxes that are not restrictive in nature and are allocated to advance the many missions of the County.
<b>Special Fund</b>	Money generated or received from a specific funding source. Its spending is restricted for a select purpose – <i>for example Veterans Affairs Supportive Housing (VASH) funding comes from US Department of Urban Housing and Development (HUD) and is only to be used for Rental Assistance, Case Management and Clinical Services for homeless Veterans.</i>
<b>Count</b>	The Department of Housing Services currently has 3 funds, whereas the Housing Authority of Washington County has 11 funds.



# DHS and HAWC Fund Structures

## Department of Homeless Services

Part of Washington County, primarily focuses on Homeless Services including Continuum of Care, Housing Navigation, Case Management, Workforce Development, Rapid Rehousing and running Shelters.

### Homeless Services

- US Department of Housing and Urban Development (HUD) funding with grant matching from County General Fund, County Public Safety Levy and Supportive Housing Services Levy for Continuum of Care efforts.
- Some of these efforts include Shelter Plus Care, Legislative Bills, Executive Orders and other Homeless Programs.
- *The financial activities are recorded under Fund 218.*

### Metro Affordable Housing Bond

- Metro Affordable Housing Bond allotment for the acquisition, development and reconstruction of properties to convert them to Low Income Affordable Units.
- *The financial activities are recorded under Fund 219.*

### Metro Supportive Housing Services

- Metro Supportive Housing Services Levy funding for advancing homeless services.
- Some of the programs include Shelter, Outreach, Rapid Rehousing, Housing Case Management, Recuperative Care and other wrap-around services.
- *The financial activities are recorded under Fund 221.*

## Housing Authority of Washington County

Partnership with Washington County, primarily focuses on Housing like Rental Assistance, Housing Development, Affordable Housing and Public Housing.

### Housing Choice Vouchers

- US Department of Housing and Urban Development (HUD) funding to provide rental assistance.
- *The financial activities are recorded under Fund 402, 404 and 406.*

### Public Housing

- US Department of Housing and Urban Development (HUD) subsidized rent received to maintain low rent public housing.
- *The financial activities are recorded under Fund 407 and 410.*

### Affordable Housing

- Below fair market value rent collected to maintain and offer Affordable Housing to the underserved community.
- *The financial activities are recorded under Fund 412, 415, 416 and 422.*

### Local Fund

- Money received from developer fees, management fees and various funding sources to advance housing development activities.
- *The financial activities are recorded under Fund 414.*





# Housing Advisory Committee Role

**By involving community members in the budgeting process, the Housing Authority can ensure that community needs and priorities are reflected in the budget and that the budget aligns with the Housing Authority's overall goals and objectives**

- Provide oversight and input on the budgeting process
- Review the proposed budget, identify priorities, analyze revenue and expenditure trends, and make recommendations to the Housing Authority Board for the adoption of a final budget
- Play a role in communicating with the public about the budgeting process, addressing community concerns and ensuring transparency





# Areas of Focus

- **An understanding of the budget process**
- **Analyzing the budget**
- **Identification of priorities**
- **An understanding of revenue sources**
- **Identification of cost drivers**
- **How to communicate with stakeholders**
- **Monitoring performance**
- **Addressing challenges**
- **Ensuring transparency**
- **Ensuring compliance**





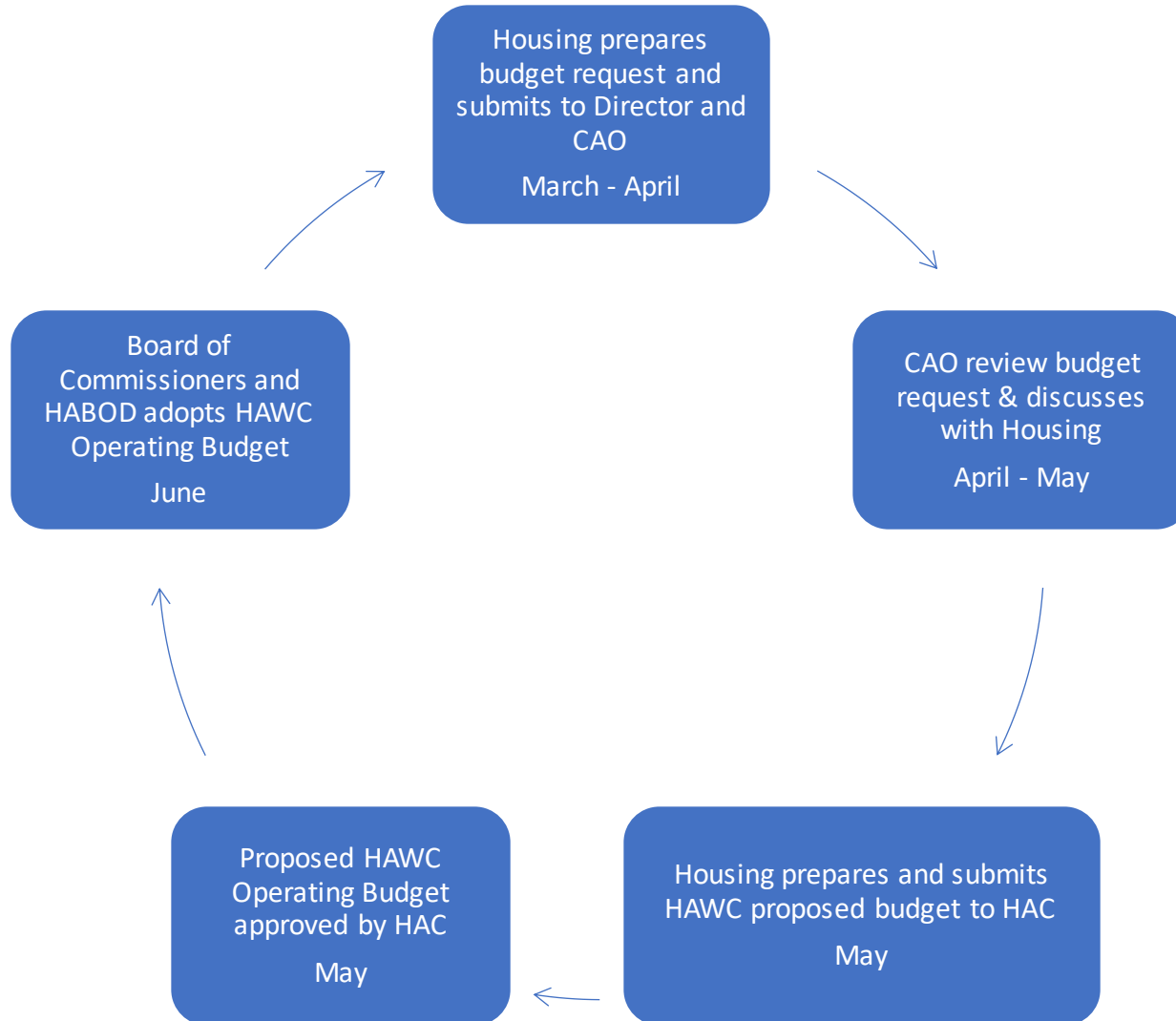
# Duties and Responsibilities

- Meet publicly to receive the proposed budget
- Provide an opportunity for public input during one meeting
- Receive and analyze the proposed budget
- Revise the proposed budget if necessary
- Approve budget and recommend to the Housing Authority Board
- Housing Authority Board will review, revise, approve and adopt the budget





# Budget Calendar



- \* CAO – County Administrator Office
- \* HAC – Housing Advisory Committee
- \* HABOD – Housing Authority Board of Directors
- \* HAWC – Housing Authority of Washington County



# What's Next

- **May 16, 2024** – HAWC Budget Materials submitted for review
- **May 23, 2024** – HAWC Budget Presentation and Budget approval
- **June 18, 2024** – County and HAWC Budget adoption
- **Quarterly reports** – HAC opportunity to engage and advise





# Questions & Answers

