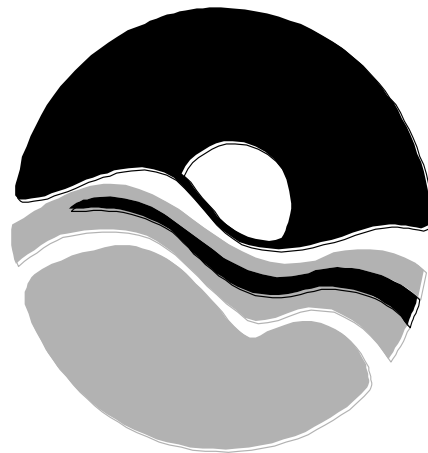




HOUSING **A**DVISORY **C**OMMITTEE



**Thursday, August 26, 2021
9:00 a.m.**

**Housing Authority of
Washington County
Department of Housing Services**



Mission

The Washington County Department of Housing Services provides a continuum of affordable housing options that promote community strength.

Strategies

- Provide rental assistance.
- Assist people in achieving housing stability, focusing on lower income populations.
- Develop, acquire, and maintain affordable housing.
- Provide career placement and training opportunities through partner organizations.
- Connect low-income people to additional programs and services.
- Provide home ownership opportunities, where appropriate.
- Collaborate with public and private partners.

Equity Statement

The Department of Housing Services provides housing opportunities to all eligible persons no matter their race, color, religion, national origin, age, disability, familial status, marital or domestic partnership status, sex, gender identity, sexual orientation, veteran status, legal source of income or type of occupation.

In order to be relevant and effective in a rapidly changing and increasingly diverse environment, the Department of Housing Services commits to the principles of diversity, equity, and inclusion for all members of the community we serve. Equitable access to resources and opportunity is the means to healthy, economically vibrant people and communities. We believe that authentically listening to, working inclusively with, and being accountable to the community we serve increases innovation and effectiveness and leads to more successful outcomes.

Mission, Strategies, and Equity Statement are from our 2017-2027 Strategic Plan



TABLE OF CONTENTS

AGENDAPage 4

APPROVAL OF MINUTESPage 5

DISCUSSIONPage 5

EXECUTIVE DIRECTOR’S REPORTPage 5

STAFF REPORTS

 A. Financial Statements.....Page 6

 B. Housing Choice Voucher Program.....Page 8

 C. FSS Programs and Special ProjectsPage 10

 D. Public Housing.....Page 13

 E. Affordable Housing/Portfolio Rehab.....Page 15

 F. Housing DevelopmentPage 17

 G. Report on Homelessness.....Page 21

OLD BUSINESS.....Page 25

NEW BUSINESS.....Page 25

RESOLUTIONS/ACTION ITEMSPage 25

ADJOURNMENTPage 25

Next Meeting:

September 23, 2021

2021 HAC Schedule
Thursday, January 28
Thursday, February 25
Thursday, March 25
Thursday, April 22
Thursday, May 27 - Budget
Thursday, June 24
Thursday, July 22 – No Meeting
Thursday, August 26
Thursday, September 23
Friday, October 8 or 15 - Retreat
Thursday, November 18
Friday, December 3 or 10 - Luncheon



HOUSING ADVISORY COMMITTEE
Teleconference

1-346-248-7799 Zoom Call-in Number

Webinar ID: 820 5677 8280

PW: 733202

August 26, 2021 at 9:00 A.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. June 24, 2021
- III. DISCUSSION - ORAL COMMUNICATIONS and MEMBER UPDATES**
- IV. EXECUTIVE DIRECTOR’S REPORT**
- V. STAFF REPORTS**
 - A. Financial Statements
 - B. Housing Choice Voucher Program
 - C. FSS Programs and Special Projects
 - D. Public Housing
 - E. Affordable Housing/Portfolio Rehab
 - F. Housing Development
 - G. Report on Homelessness
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. RESOLUTIONS/ACTION ITEMS**
- IX. ADJOURNMENT**



I. ROLL CALL

II. ACTION – APPROVAL OF MINUTES

1 – June 24, 2021 meeting minutes

III. DISCUSSION

MEMBER UPDATES

IV. EXECUTIVE DIRECTOR’S REPORT

As of August 10, Washington County remains in the “lower risk” category since 77% of Washington County’s population has received their first vaccine dose. Staff continue to be in the office at about 60% of normal and wear masks 100% of the time unless they have an office with a door that closes; telework is still encouraged whenever possible; and strict physical distancing is in place. Currently, all housing staff are healthy and free of COVID-19.

The Housing Authority’s implementation of Moving To Work (MTW) will be ongoing over the next 6-10 months. Staff will present the MTW first steps, the MTW Amendment to the Annual Contribution Contract (ACC), to HAC in August and recommend approval to the HABOD on September 7.

Approval of the SHS IGA (Intergovernmental Agreement) with Metro is delayed until late September/early October, although there was an interim agreement presented for approval at the June 22 BOCC meeting. That agreement allowed the implementation of the program on July 1, and will be in effect until the SHS IGA is finalized and signed by both parties, or until October 1, 2021.

On July 26, the Housing Choice Voucher (HCV) waitlist officially opened to the public for 10 days. When the waitlist closed on its tenth day, August 4, 3,086 applicants had applied via the Rent Café Portal, 100 people came into the lobby for assistance, 1,141 calls were received regarding the waitlist, and at least 22 housing staff helped with support. During the week of August 9, a random lottery selection of 2,000 households was held to build the 2021 HCV Waitlist. Once the waitlist has been finalized, the first pull is expected in mid- to late-September.

In hiring and staffing news, a Housing Program Coordinator recruitment is in the subject matter expert (SME) review phase. There are also numerous positions, both current and in the future, that will be hired for the new Supportive Housing Services program. Please refer to the County’s jobs website for the most up to date information (<https://www.governmentjobs.com/careers/cowashingtonor>).

Staff continue to work with Building Services on our new space at Adam’s Crossing which is estimated to be ready before the end of 2021. Staffing numbers have greatly



increased over the last year and the Department is looking at space sharing arrangements in the new office.

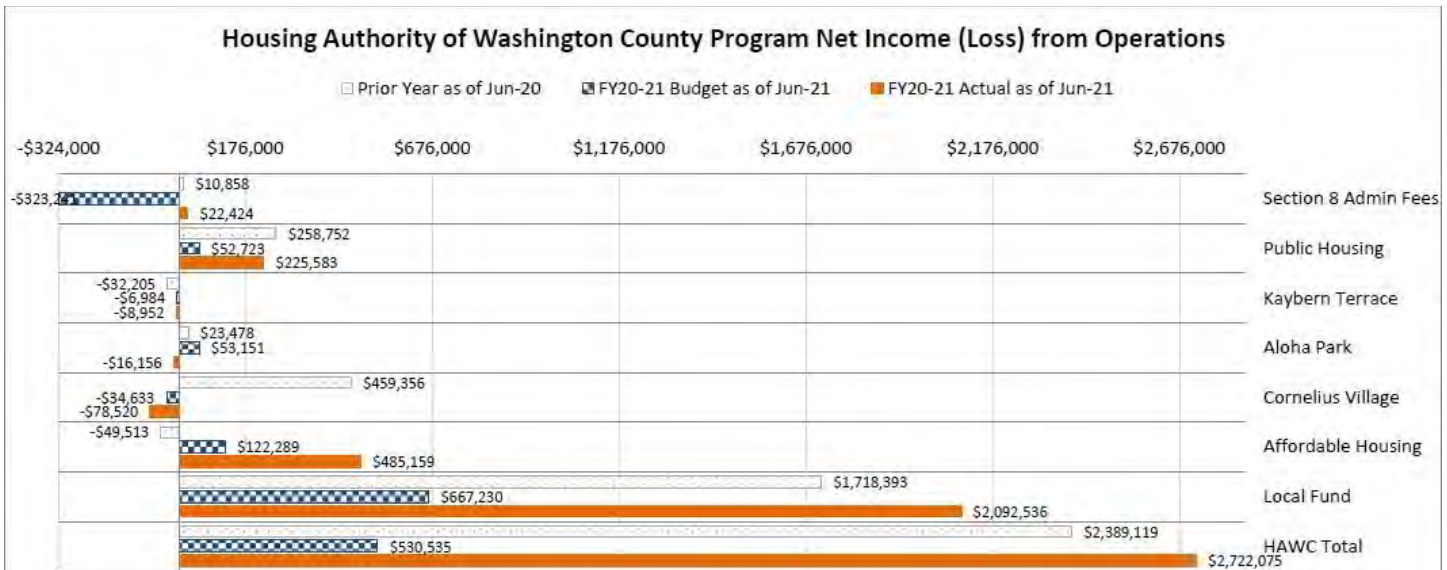
Thank you for your interest and dedication to affordable housing in Washington County!

Komi Kalevor
Director



V. STAFF REPORTS
A. Financial Statement

1. Housing Authority Financial Report to the Housing Advisory Committee
June 2021



For June FYTD, net income from Housing Authority operations of \$2,722,075 was favorable to budget by \$2,191,540 and favorable to the prior year by \$332,956.

Section 8 Admin is budgeted to have net loss of \$323,241 to reflect budgeted lower voucher utilization rate (projected to be 89%) due to higher housing assistance payment (HAP) and insufficient HAP funds from HUD. This program had net income of \$22,424 which was \$345,665 favorable to budget, the favorable variance from the budget is a combination of slightly higher admin fee proration rate (82% instead of 80%), more port-in vouchers lower staff cost (vacant positions due to turnovers) and HUD CARES one-time funding to mitigate COVID-19 impact. \$925,725 CARES Act Admin fund and \$1,830,609 CARES Act HAP fund were awarded.

Public Housing had net income of \$225,583 which was \$172,860 favorable to budget. The favorable variance is due to lower staff cost and HUD CARES one-time funding to mitigate COVID-19 impact. \$120,423 CARES Act fund was awarded to the Public Housing program (will expire on December 31, 2021).

Kaybern Terrace had net loss of \$8,952 which was \$1,968 unfavorable to budget. The variance is due to lower rental income.

Aloha Park had net loss of \$16,156 which was \$69,307 unfavorable to budget. The variance is due to higher repairs and maintenance cost.

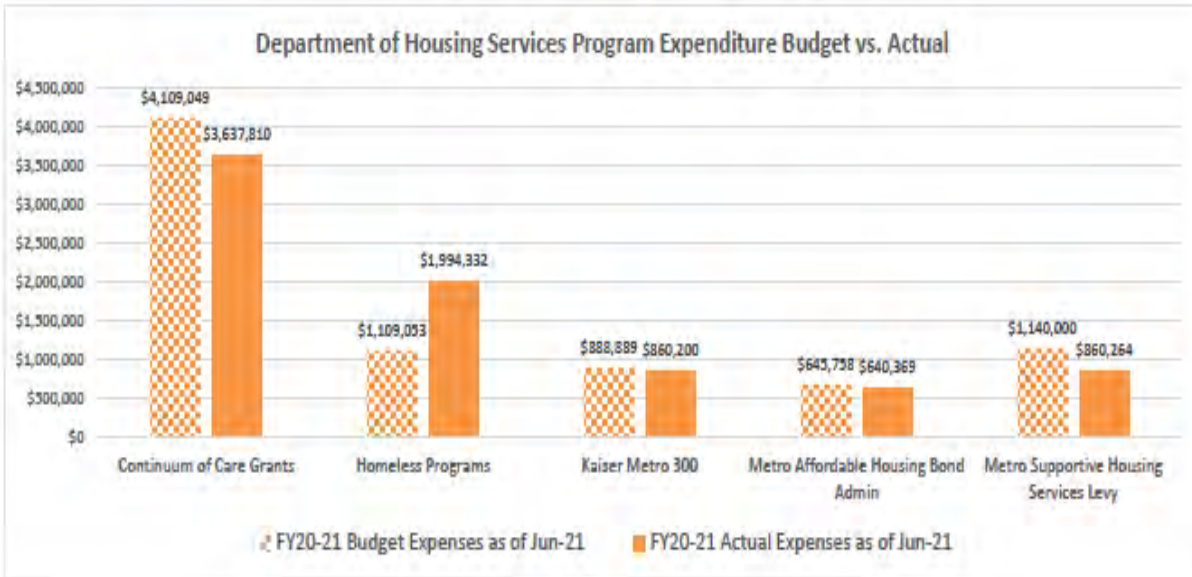
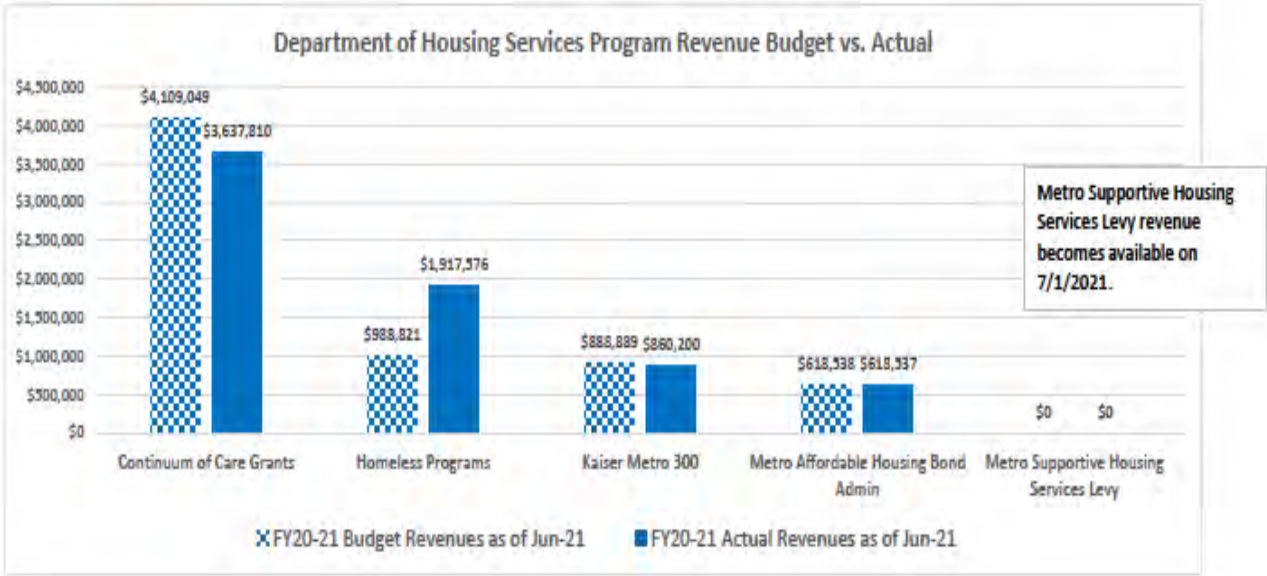
Cornelius Village had net loss of \$78,520 which was \$43,887 unfavorable to budget. The variance is the combination of a vacant unit and higher repairs and maintenance cost.

Affordable Housing had net income of \$485,159 which was \$362,870 favorable to budget, \$374,143 favorable to prior year. The favorable variance reflected negotiation with Oregon Housing Community Service (OHCS) to increase rental subsidy for Holly Tree and Tarkington apartments.

Local Fund had net income of \$2,092,536, favorable to budget by \$1,425,306 and favorable to the prior year by \$374,143, the variance is the combination of additional development fee collected from the Willow Creek Crossing project, Quatama Crossing cash contribution stayed at the same level prior to COVID-19 pandemic and additional admin fee earned from processing the Landlord Compensation Fund program for the OHCS.



A. Financial Statement
2. Housing Services Financial Report to the Housing Advisory Committee
June 2021





V. STAFF REPORTS
B. Housing Choice Voucher Program
1. Operational Performance Measures
July 2021

Housing Choice Voucher

- a) Wait List: HAWC's waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 0 households on the waitlist for July 2021. The new 2021 waitlist will be finalized by September 2011.
- b) Occupancy Rates:
Housing Choice Voucher: July 89% (June 90%)
- We had 2,607 vouchers leased up in July (June 2021 – 2,619). Our Annual Contributions Contract (ACC) is 2,909¹ vouchers, so we need to lease up 302 vouchers to reach our authorized capacity.
- HAWC issued 46 vouchers in July. There are 142 vouchers outstanding and not under lease.

HCV PROGRAM UPDATE

General Updates:

The voucher team continues to issue vouchers pulled off the 2015 waitlist. Every household on the waitlist was sent the application for eligibility. The 2021 HCV waitlist accepted applications for the lottery from July 26-August 4, 2021. The new list will be confirmed and those that have been selected or not selected will receive notification by the first week of September.

HAWC was awarded 89 Emergency Housing Vouchers through HUD (out of 70,000 nationwide vouchers). Working with the CoC for referrals, HAWC received over 100 referrals within 2 weeks. Applications have been reviewed and all are expected to be issued a voucher or invited to a voucher briefing by September 3, 2021. Two households have already leased up under EHV.

The Rental Assistance Division is going to move to a Team based structure for case management work with participants. This move from an alpha-caseload will be implemented October 1, 2021. Communication will be updated via the website, letters to landlord and participants, phones, and email.

¹ Although the housing authority has 2,909 vouchers allocated, due to the utilization of funds (see footnote 2 below) HAWC cannot issue these many vouchers.

²The cumulative utilization of HAWC's annual budget authority for 2021 was 97.7%. This number should be maintained between 95% - 100%; if consistently near 100% the housing authority must engage with HUD's shortfall prevention team. It is in HAWC's best interest to be at or near 95% utilization.



V. STAFF REPORTS
B. Housing Choice Voucher Program
2. Section 8 Waiting List
July 2021

Wait List by
Demographics

Wait List Time Based on # of Household Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
# Families	0	0	0	0	0	0	0	0	0	0	0
Average Days	-	-	-	-	-	-	-	-	-	-	-

Wait List Based on Gender			
Gender	Female	Male	Total
Total	0	0	0

Wait List Based on Race								
Race	American Indian	Asian	Black	Multiple	Native Hawaiian	Unknown	White	Total
Total	0	0	0	0	0	0	0	0

Wait List Based on Ethnicity				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
Total	0	0	0	0

Wait List Based on HH Type					
HH Type	Other	Disabled	Family	Elderly	Total
Total	0	0	0	0	0

New waitlist, including clients who applied for the waitlist in May 2015 and were selected for the waitlist via random lottery.



V. STAFF REPORTS
C. FSS Programs and Special Projects
July 2021

PROJECT-BASED VOUCHERS

The Housing Authority may authorize project-basing a maximum of 20% of its total voucher funding allocation (not total numbers of vouchers) with approval from HUD. As of 2021, the total Project-Based Vouchers (PBV) the Housing Authority could issue is approximately 511. HAWC currently has PBVs allocated to Category I (chronically homeless), Category II (30% or less MFI), "Special Needs" and VASH (for homeless veterans).

Remaining available Project-Based Vouchers, and Project-Based Vouchers that have been awarded but are not yet project-based, continue to be utilized as tenant-based vouchers. Vouchers are project-based as units become available and residents leave the Section 8 tenant-based voucher program.

Total Leased	Total Contract	Utilization Rate
191	194	98%
Projects Leased	Units Leased	Units Eligible
Alma Gardens	7	8
Alma Gardens - VASH	5	5
Barcelona	8	8
Bridge Meadows	8	8
Cedar Grove	8	8
Cornelius Place	11	11
Fir Crest Manor	14	14
Housing Team/SAMHSA	3	3
The Knoll	8	8
The Knoll - VASH	4	4
Orchards	24	24
PLUSS	12	12
Pomeroy Place	14	15
Pomeroy Place - VASH	4	5
Red Rock Creek Commons	24	24
Sunset View	23	24
Tom Brewer House	12	13
Total HAP	191	194
Projects Awarded-Not Yet Project-Based	Anticipated?	Units Eligible
The Viewfinder	Oct-21	8
The Viewfinder - VASH	Oct-21	8
The Mary Ann	Sep-21	8
Total AHAP		24
Grand Total - HAP and AHAP		218



FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

Family Self Sufficiency (FSS) Program: Participant information July/2021

Participating Households	
Housing Choice Vouchers	61
Public Housing	11
Total Participating Households	72

Escrow Balances	
Households with Escrow Balance >\$0	38 (53%)
Total Escrow Balance	\$326,632
Highest Escrow Balance	\$45,751
Average Escrow Balance	\$5,833

Monthly Escrow	
Households Accumulating Monthly Escrow	22 (31%)
Total Monthly Escrow	\$10,700
Highest Monthly Escrow	\$1,040
Average Monthly Escrow	\$191

Average Increase in Annual Earned Income	
Households showing increase in Annual Earned Income	22 (31%)
Total Increase in Annual Earned Income	\$527,337
Highest Increase in Annual Earned Income	\$60,189
Average Increase in Annual Earned Income	\$9,417

FSS Update:

The Family Self Sufficiency Team continues to work on new enrollments and graduations. Two families recently graduated the program after their income increased to the point that their rent was no longer subsidized. One of these households is now shopping for a home! Families currently participating in the program have recently received interim disbursements to support their education, job training, and financial literacy. One household used an interim disbursement to pursue education in medical tattooing.

Outreach events have slowed as the rental assistance team focused on voucher lease ups and waiting list openings. The team looks forward to restarting regular program briefings in the fall.



KAISER METRO 300

Total Leased-Up (Current)	Total Leased-Up (Past)	New Applicants	Current Shoppers	Total Participants
90	6	0	61	159

The Kaiser Metro 300 program serves houseless, age 50+, disabled individuals with short term rental assistance and move-in funds. We stopped accepting referrals on 6/30/2021 and all referrals have been issued vouchers. Those that are currently on the program and shopping will be transferred to the Regional Long-Term Rental Assistance (RLRA) program in September 2021.

MOVING TO WORK PROGRAM

The Housing Authority was selected by HUD for the Moving to Work (MTW) program. This program will allow the Housing Authority to be much more flexible and experiment with new programs to help increase housing and improve outcomes for our residents and the agency. Over the upcoming months, HAWC will come to this committee and the Housing Authority Board of Directors to go over changes to our contract with HUD and an amendment to our PHA plan that will spell out the MTW activities we hope to implement and general updates. This is an exciting opportunity for our agency and community!



V. STAFF REPORTS
D. Public Housing
1. Operational Performance Measures
July 2021

PUBLIC HOUSING

a) Public Housing Average Vacancy Days: Average vacancy days for the month of July 2021 was at 0.00 (May 43.50); our goal is 18 days. HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis and rates 20 days or below as an “A”. HAWC achieved 0.00 days through the first quarter of the 21-22 Fiscal Year.

b) Occupancy Rates:
Public Housing (244 units): July 98.0% (June – 98.0%)

c) Work Order Effectiveness:

Average maintenance response time for work orders is a major indicator that correlates closely with resident satisfaction and preservation of our capital assets. For July, the average maintenance response time for emergency and routine work orders for the public housing portfolio is as follows:

	<u>Avg. Response</u>	<u>Our Goal</u>	<u>HUD Standard</u>
Emergency WO's	10.51 hrs.	3 hrs.	24 hrs.
Routine WO's	14.87 days	3 days	25 days

d) Updated Section 3 Policy:

The department is working on an updated Section 3 policy to encompass the newly updated regulations that HUD adopted. The policy is nearly ready and is planned to be sent out prior to September’s meeting for review/discussion.

Work Orders

- Reported 233 year-to-date non-emergency work orders have been completed, in an average of 14.87 days.
- Reported 100% of five (5) year-to-date emergency work orders completed within 24 hours.



V. STAFF REPORTS
D. Public Housing
2. Public Housing Average Vacancy Days
July 2021

TURNOVERS/UNIT TURNOVER TIME

- No Public Housing Units were turned over in July
- For the 21-22 Fiscal Year, No Public Housing Units were turned over yet.



V. STAFF REPORTS
E. Affordable Housing/Portfolio Rehab
1. Affordable Housing Portfolio Performance Measures
July 2021

HAWC's AFFORDABLE HOUSING PORTFOLIO

HAWC owns and operates affordable properties included in financial reports under Local Fund, Affordable Housing, and two properties with stand-alone financials.

Total Occupancy: 95.5% (29 vacancies/657 units)

- a) Local Fund Properties (managed by HAWC and/or contractors) 92.3% (1 vacancy/13 units).
- b) Affordable Housing Properties (managed by Cascade Property Management): 94.8% (28 vacancies/538 units)
- c) Kaybern Terrace (managed by Cascade Property Management): 100% (0 vacancies/12 units)
- d) Aloha Park (managed by Cascade Property Management): 100% (0 vacancy/80 units)
- e) Cornelius Village (managed by Cascade Property Management): 100% (0 vacancies/14 units)

HAWC PARTNERSHIP AFFORDABLE HOUSING PROJECTS

	Project Name	City	St.	1 BR	2BR	3 BR	4 BR	Total Units	Year Completed
1	Covey Run	Forest Grove				26	14	40	2001
2	Gateway Commons	Hillsboro		18	51	44		113	2004
3	Quatama Crossing	Beaverton		222	423	66		711	2006
4	The Orchards at Orenco Station	Hillsboro		40	17			57	2015
5	The Orchards at Orenco II Station	Hillsboro		44	14			58	2016
6	The Orchards at Orenco III Station	Hillsboro			33	19		52	2018
7	Sunset View Apartments	Beaverton		88	112	36		236	2016
8	The Fields	Tigard		128	104	32		264	2020
9	Willow Creek Crossing	Hillsboro	38	71	11			120	2020
<u>TOTAL</u>		-	38	611	765	197	14	1,651	

Note #1: Cascade Housing Inc., the development partner, has sold Covey Run and is in the process of selling Gateway Commons as well. Affordability covenants are unaffected.



V. STAFF REPORTS
E. Affordable Housing/Portfolio Rehab
2. Portfolio Rehab Report

July 2021

AHP4 PORTFOLIO REHAB PROJECT

- HAWC will be converting 5% of the units at each site to meet Federal Accessibility Standards.
- Digital scanning is in process at each site.
- The pre-application meeting with the city of Tigard yielded positive input. A follow up meeting with preliminary plans will be scheduled soon.
- Project schedule has been revised based on the inclusion of a fifth property into the project. Closing is now scheduled for late February 2022.
- The 4% LIHTC pre-application was submitted in June to OHCS; it is in the process of being updated to include the fifth property. Private Activity Bonds will be requested from the State Private Activity Bond Committee in October.



V. STAFF REPORTS
F. Housing Development
July 2021

The Housing Authority of Washington County (HAWC), a separate legal entity of Washington County's Department of Housing Services, is responsible for Development and Portfolio Management. HAWC, either directly or through a wholly owned affiliate, may work with developers, financial institutions, and government agencies, to build, acquire, and/or rehabilitate, thriving affordable housing communities in Washington County.

METRO BOND UPDATES

1. Viewfinder waitlist opened July 15th at noon. Currently there are 104 total applicants for 81 units.
2. The Valfre at Avenida 26 project closed on July 23rd and site work is underway. Construction start will be celebrated with a press release in lieu of a public groundbreaking celebration and gathering.
3. Twenty-two rooms at the Aloha Inn are currently in use as an interim shelter through the end of December. Design work for the larger renovation that will convert the motel into a 54-unit Permanent Supportive Housing (PSH) project is completed for, and the project is out to bid for a general contractor.
4. Terrace Glen is the next Metro Bond project scheduled to close this calendar year. The project team is anticipating a mid-November closing. HAWC is the bond issuer of Private Activity Bonds for the project and received approval from the State Private Activity Bond Committee on July 21st.

Metro Affordable Housing Bond Projects in Washington County's Implementation Area:

Project Sponsor	Project Name	Location	Metro Bond Amount	Total Development Cost	Unit Count	Concept Endorsement Date
Home First Development	Saltzman Road Senior Apartments	Cedar Mill (unincorporated Wash. Co.)	\$5,990,000	\$12,365,000	53	1/26/2021
Housing Authority of Washington County	Aloha Inn	Aloha (unincorporated Wash. Co.)	\$8,465,000	\$9,000,000	54	12/15/2020
Bienestar and REACH CDC	Plaza Los Amigos	Cornelius	\$12,830,000	\$39,208,808	113	9/1/2020



BRIDGE Housing Corporation	Aloha Housing	Aloha (unincorporated Wash. Co.)	\$10,230,000	\$27,853,500	82	9/1/2020
BRIDGE Housing Corporation	Goldcrest Apartments	Beaverton	\$8,700,000	\$28,142,095	75	9/1/2020
Community Partners for Affordable Housing	Plambeck Gardens	Tualatin	\$14,320,000	\$43,583,824	116	9/1/2020
DCM Communities & HAWC	The Valfre at Avenida 26	Forest Grove	\$3,792,088	\$10,994,346	36	9/1/2020
Northwest Housing Alternatives	Tigard Senior Housing	Tigard	\$6,270,000	\$19,209,708	58	9/1/2020
Related NW	Terrace Glen	Tigard	\$17,484,000	\$48,389,878	144	9/1/2020
Community Development Partners	Viewfinder	Tigard	\$11,583,000	\$32,699,090	81	6/18/2019
TOTAL			\$99,664,088	\$271,446,249	812	

For more information on the Metro Bond, see the links below:

Link to Washington County's Bond website:

<https://www.co.washington.or.us/Housing/AffordableHousingBond/index.cfm>

Link to Metro's Community Oversight Committee membership list:

<https://www.oregonmetro.gov/public-projects/regional-affordable-housing-bond/oversight-committee>

Link to Metro Bond Work Plan Approved by Metro Council:

<https://oregonmetro.legistar.com/View.ashx?M=F&ID=7008257&GUID=51E9BFA9-5355-4D08-9448-304288761156>

HOUSING DEVELOPMENT PROJECTS

Project Status: Under construction.

The Viewfinder (Tigard)			
Housing Units: 81		Project Based Vouchers: 8 PBV + 8 VASH	
0 Studio	25 1BR	46 2BR	10 3BR
Ownership: Community Development Partners/HAWC Special Limited Partner		Total Project Costs: \$32.6M Funding: \$11.4M Metro Bond / \$12.1M 4% Tax Credits / \$7.7M Private Activity Bonds	
Project Update:			
<ul style="list-style-type: none"> • Construction start: June 2020. Project completion: October 2021. • Washington County's Phase I Metro Bond project • Pre-leasing anticipated to begin July 15 			



Project Status: Under construction.

The Mary Ann (Beaverton)			
Housing Units: 54		Project Based Vouchers: 8 PBV	
0 Studio	25 1BR	26 2BR	3 3BR
Ownership: REACH		Total Project Costs: \$22.5 M Funding: \$3.0M Metro Bond; \$12.0M 9% Tax Credits	
Project Update: <ul style="list-style-type: none">• Construction start: June 2020.• Project completion: August 2021.• Beaverton's Phase I Metro Bond project			

Project Status: Fully leased up

Fields Apartments (Tigard)			
		Housing Units: 264	
0 Studio	128 1BR	104 2BR	32 3BR
Ownership: Partnership of Housing Authority/DBG		Total Project Costs: \$60.4M Funding: \$9.8M LIFT; LIHTC; Conduit Bonds	
Project Update: <ul style="list-style-type: none">• Link to virtual ribbon cutting video: https://youtu.be/9yO0y818h1M			



V. STAFF REPORTS
G. Report on Homelessness
1. Continuum of Care Homeless Programs
July 2021

EMERGENCY PREPAREDNESS

Washington County responds to excessive heat to provide vulnerable populations with resources during record-setting triple-digit heat. This coordination with local city and nonprofit partner organizations provided cooling centers, hydration stations, extended hours of operation at libraries, and other hydration resources. Outreach engaged with homeless persons living on the street and in encampments to provide water and other services with information on local cooling center resources located throughout the County. Coordination with outreach workers included providing 55 cases of bottled water and 900 N95 masks that were distributed to people living in encampments and on the streets during the excessive heat event in July.

HOMELESS SYSTEM FUNDING, CoC REPORTING AND ACTIVITIES

- The Federal [FY2021 Continuum of Care \(CoC\) Program](#) Grant Inventory Worksheet (GIW) was submitted to HUD on June 8 and seeks to renew \$4.2 million and position the County to apply for new grant funds. This is the next step in the competitive process to apply for Federal CoC Program grant funds upon HUD Notice of Funding Available (NOFA) release anticipated in August.
- HUD released the [FY2022 HMIS Data Standards](#) that documents the requirements for programming and use of the Homeless Management Information System (HMIS) and comparable database systems for collection and reporting of homeless participants. HMIS vendors will begin working the software updates to be available to CoC's by October 1. Data standard updates include revised language for race/ethnicity, gender, mental health, and other elements, new coordinated entry elements, new CoC Program data elements, and updated system logic for general health and pregnancy status.

COMMUNITY ENGAGEMENT

- The [Housing and Supportive Services Network \(HSSN\)](#) is a consortium of public, nonprofit and private citizens working collaboratively to deliver services and housing through an equity lens with outcomes measured by Federal and local metrics defined in *A Road Home*, the County's strategic plan to end homelessness. [Agendas](#) and handouts are online. Meetings are open to the public.

August 4, 8:30 a.m.

- Amanda Caffall, The Common Law Center
[Tenant Eviction Defense Program](#)

September 1, 8:30 a.m.

- Tina Kennedy, Fort Kennedy
Fort Kennedy Day Center and Veteran Resources



The July and August HSSN meetings included a focus on eviction prevention services presented by Oregon Housing and Community Services, Community Action and The Common Law Center. The statewide moratorium on evictions for nonpayment and evictions without cause ended on June 30, 2021. The Oregon Legislative Session 2021 approved [SB 282](#) and [SB 278](#) to provide important protections to help tenants. The following is historic data on Eviction Court Cases filed:

On August 3, CDC Director Dr. Rochelle Walensky signed an order determining the evictions of tenants for failure to make rent or housing payments could be detrimental to public health control measures to slow the spread of SARS-CoV-2, the virus that causes COVID-19. This order will expire on October 3, 2021 and applies in United States counties experiencing substantial and high levels of community transmission levels of SARS-CoV-2. The eviction moratorium allows additional time for rent relief to reach renters and to further increase vaccination rates. In the context of a pandemic, eviction moratoria—like quarantine, isolation, and social distancing—can be an effective public health measure utilized to prevent the spread of communicable disease. Eviction moratoria facilitate self-isolation and self-quarantine by people who become ill or who are at risk of transmitting COVID-19 by keeping people out of congregate settings and in their own homes.

Eviction Court Cases filed by				
Month	2021	2020	2019	2018
January	30	286	294	211
February	28	250	257	186
March	39	98	267	194
April	33	5	232	198
May	32	12	262	234
June	28	17	253	240
July	81	24	275	221
August		14	252	234
September		19	284	218
October		15	246	259
November		16	239	241
December		31	234	188
Total	271	787	3095	2624

Source: Washington County Civil Court Department



V. STAFF REPORTS
G. Report on Homelessness
2. Supportive Housing Services (SHS) Program
August 2021

Service provider contracts underway: Millions of dollars in SHS funding have already been committed through service provision contracts.

- Fourteen community-based service providers began working with the SHS program to deliver **Housing Case Management Services**. These contracts fund organizational costs, and flexible ‘barrier buster’ funds to ensure housing placement and stability for 20 participants with each case manager position. Together, these contracts will hire 36 new Housing Case Managers who will be trained to deliver care from outreach, to housing placement to ongoing retention services. These partners will achieve and sustain more than 500 supportive housing placements over the course of the first year of this new SHS program.
- **Bridge Shelter** programs have begun at the Econo Lodge and Aloha Inn. Both shelter programs are temporary as the buildings are planned and redeveloped for permanent housing programs over the next few years. Greater Good Northwest is operating the program at the Econo Lodge, and Good Neighbor Center is operating the program at Aloha Inn. Together these programs offer 72 units of non-congregate housing for participants who are actively working towards permanent housing, and 10 units of non-congregate shelter for people experiencing homelessness who are exposed to and recovering from COVID 19. One additional bridge shelter program will be added this year to achieve our goal of 100 beds of year-round shelter programming.

Service Contracts under development: The next expansion of SHS services will include contracts for the following services:

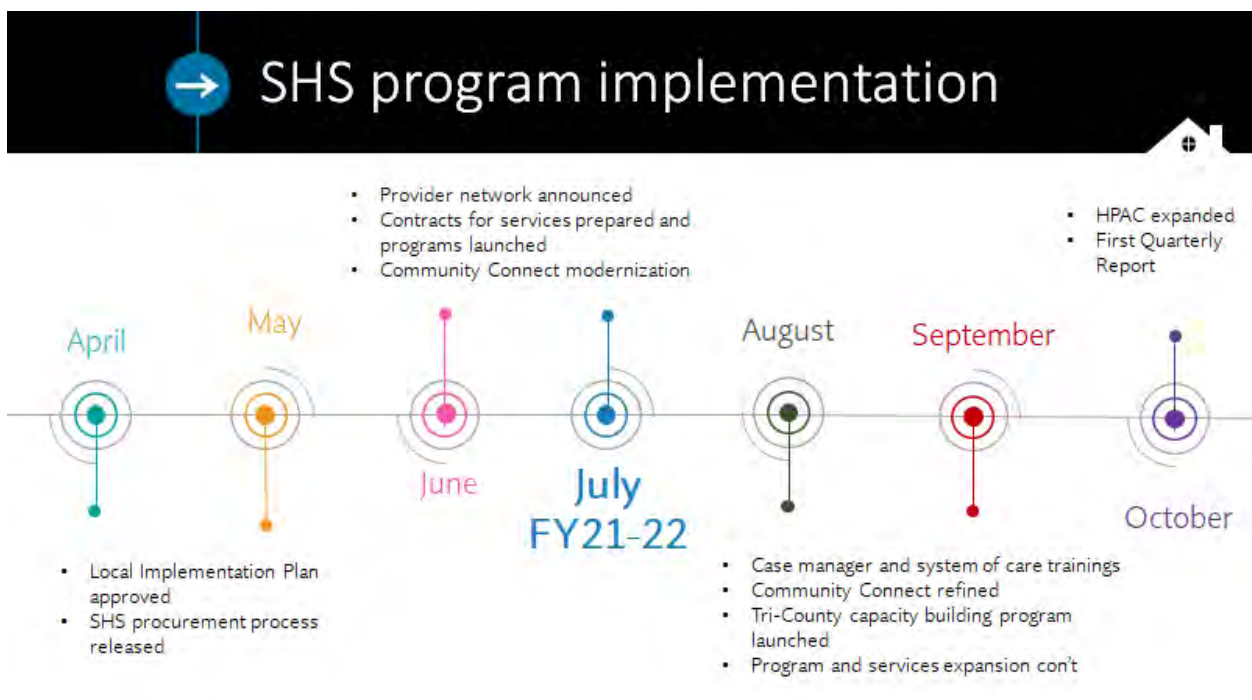
- 150 **Winter Shelter** beds throughout the County to be operated from November – March until permanent sites can be secured,
- **Embedded Housing Navigation** services to connect other systems of care to the Housing system of care. These specifically trained housing staff will work with behavioral health, community corrections, mobile response and other intensive case management teams to provide housing expertise to help house and connect people experiencing homelessness.
- Affordable Housing **site-based building operations** and services for set-aside Supportive Housing units.

Systems updates: The SHS team is currently working with community based partners and stakeholders to update two important systems components of homelessness services:



- **Community Connect**, Washington County’s required Coordinated Entry System for all homeless services, is being modernized with a trauma-informed phased assessment, and a streamlined referral process to ensure effective, accessible, and efficient use of housing services in our community. This new system design is expected to roll out in the fall, after final review and approval by the Continuum of Care Board, and training of the housing case managers who use the system.
- The **Homeless Plan Advisory Committee (HPAC)** is also being reconsidered to align its charge and membership with the expanded responsibilities and advisory needs created by the SHS program. Rachael Duke, the committee chair, is working with staff and a professional facilitator to convene a subcommittee over the course of September and October to make recommendation to HPAC for a charter update that incorporates the work of the SHS program into the committee’s purview.

Reporting and outcomes: As the program begins to scale up service provision and redesign systems for effective, efficient, and equitable care, we are also preparing for accountability procedures to establish frequent and transparent outcomes reporting. The first quarterly report will be presented in October providing an update of service provision to date, and a baseline to establish our beginning from which the new system of care will be built upon. The quarterly report will be presented and considered by HPAC, presented and approved by the Washington County Board of Commissioners, and finally presented to the Metro Oversight Committee. The presentation will also be made available via our website and presented to local city councils, advisory bodies, and interested stakeholder convenings as requested.





N/A

VI. OLD BUSINESS

VII. NEW BUSINESS

October Retreat

ARPA funds: Discuss with mayors what we can do together for housing and homelessness

Air Conditioning for County-Owned Properties

Staff will provide information on how many properties have air conditioning, and the cost considerations to provide air conditioning or alternatives to properties without air conditioning.

VIII. RESOLUTIONS/ACTION ITEMS

MTW AMENDMENT TO ANNUAL CONTRIBUTIONS CONTRACT

Staff will present next steps in the Housing Authority's selection to become a Moving to Work (MTW) Agency. Staff will provide more information about the flexibilities offered through MTW, and what to expect in the coming months. There will be time for staff to answer questions from HAC members. HAWC would like the HAC to make a motion to recommend the HABOD approve the Executive Director to sign the MTW Amendment to the Annual Contributions Contract at its September meeting.

Motion Required: Recommend that Housing Authority Board of Directors approve the Executive Director to sign the MTW Amendment to the Annual Contributions Contract.

IX. ADJOURNMENT