



Section 18 Disposition

Housing Authority of
Washington County, OR

February 22, 2024



What is Section 18



Section 18 is a U.S. Department of Housing and Urban Development (HUD) initiative that allows public housing agencies (PHAs) to request permission to demolish or dispose of public housing property.



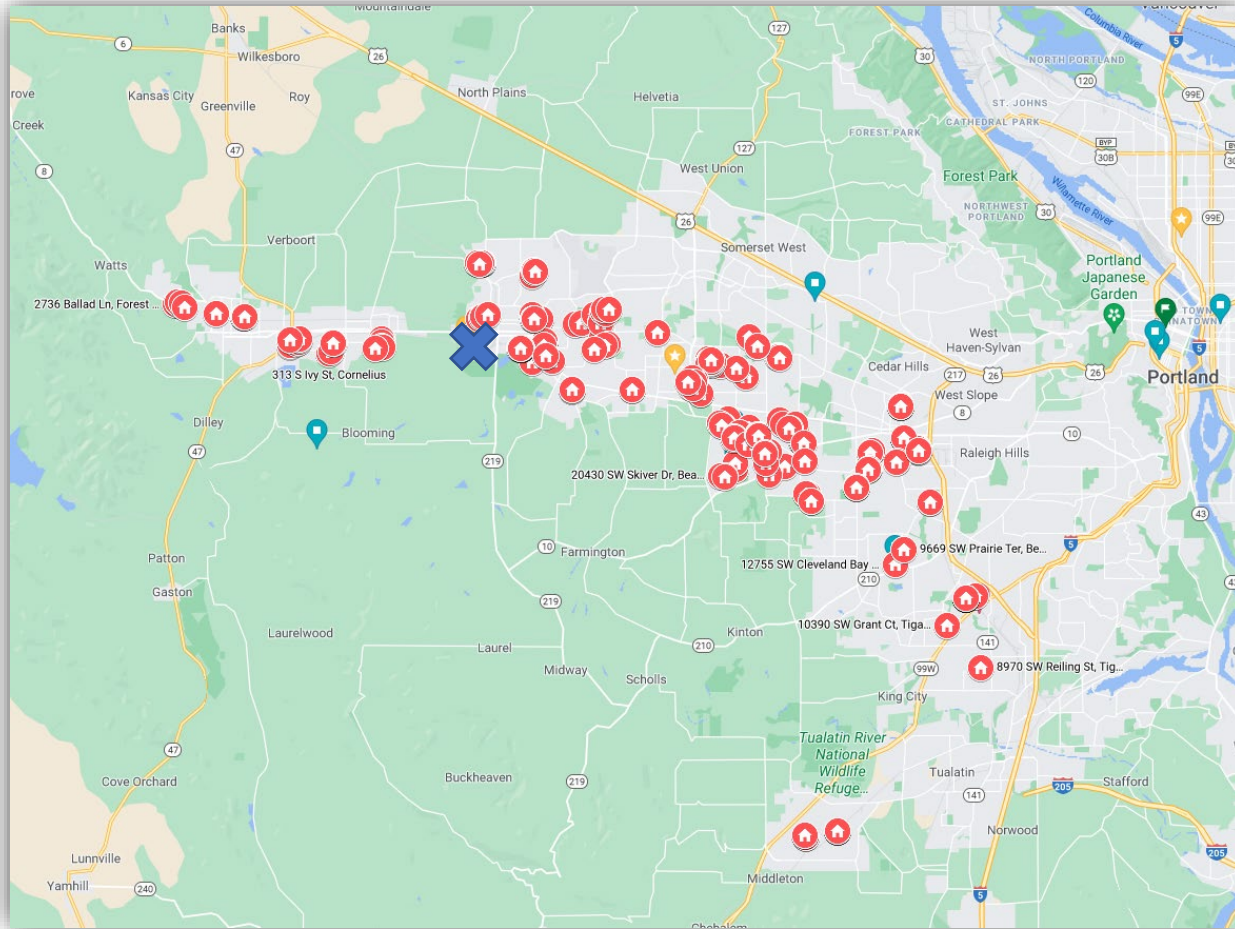
Reason for Disposition



- 46% of portfolio are single family homes.
- Median age: 44 years
- \$12 Million in forecasted capital expenses.
- Lack of stability of Federal funding
- Lack of uniformity of building systems



Section 18 Units



Aloha	• 32 units
Hillsboro	• 15 units
Forest Grove	• 6 units
Beaverton	• 4 units
Tigard	• 2 units
Cornelius	• 1 unit



Section 18 Application Timeline





Resident Support



Relocation

- Tenant Protection Vouchers (TPV)
- Financial assistance
- Individual consultation services

Communication

- General Information Notices with FAQ
- <https://shorturl.at/aBJRY>



Resident Engagement

Goals:

- ✓ Maintain consistent communication with the current residents to ensure smooth transition
- ✓ Create opportunities for homeownership to existing residents-while strengthening partnership with Bienestar and other community partners
- ✓ Considerately relocate current residents

Centering Equity:

- ✓ Accessibility (translation/interpretation, reading comprehension, ADA accessible, technical support)
- ✓ Trauma-informed lens
- ✓ Consistency and transparency

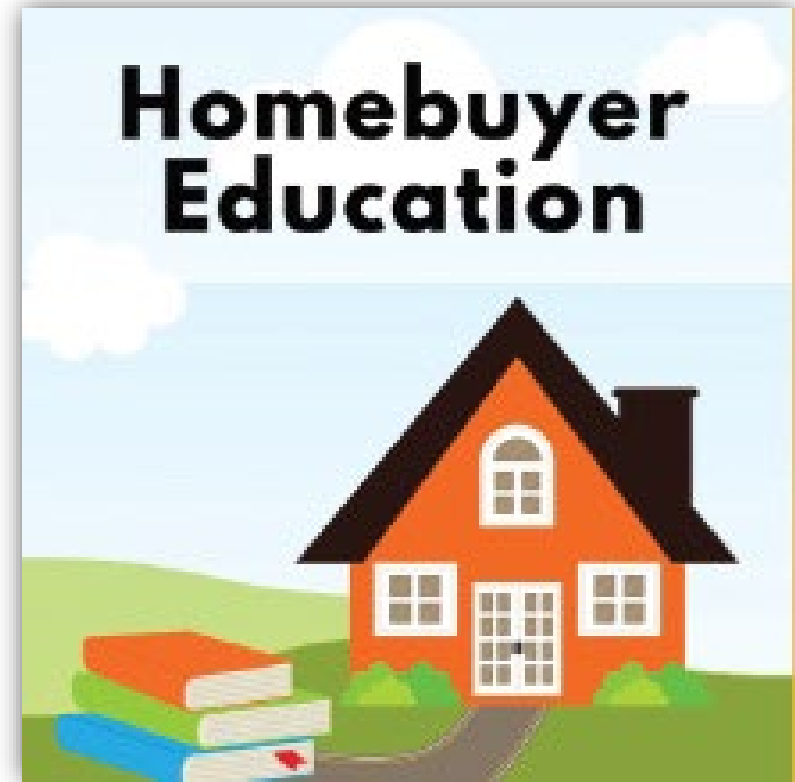




Homebuyer Counseling

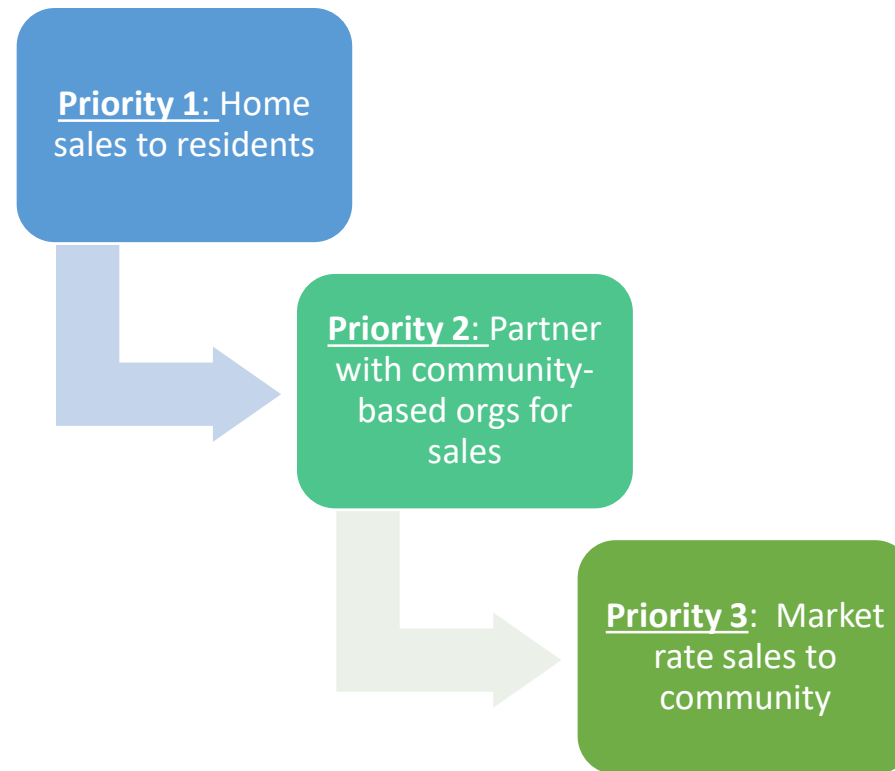


- ✓ Household financial analysis
- ✓ Credit counseling
- ✓ Savings education
- ✓ Debt education
- ✓ Discuss available loan products (e.g., FHA, VA, conventional, etc.)





Overview of Process





Proposed Use of Proceeds

Use of net proceeds will be driven by HAWC's goals which include:

1. Increase the availability of affordable housing in Washington County
2. Improve community quality of life and economic vitality
3. Promote self-sufficiency and asset development of families and individuals
4. Ensure equal opportunity in housing for all

HAWC will re-invest proceeds to leverage the development and acquisition of affordable housing with the intent of a one-for-one replacement focused on energy efficient and cost-effective multi-family housing.



Questions or
Comments?