



MEETING MINUTES
HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY
August 22, 2019, 6:00 p.m.

Holly Tree Village
5335 SW Murray Blvd.
Beaverton OR 97005

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Sid Scott (Chair)	Komi Kalevor, Executive Director
Ben Sturtz (Vice-Chair)	Yaling Huang-Dressel, Housing Controller
Sig Unander	Josh Crites, Assistant Director
Gary Whiting	Melisa Dailey, Housing Program Coordinator
Charri Schairer	Shannon Wilson, Housing Development Coordinator
Cindi Otis	Annette Evans, Homeless Program Manager
Melinda Bell	
Vince Chiotti	<u>ABSENT</u>
Joshua Groesz	Gary Calvert, Asset Manager
Jason Hitzert	Ann Malfavon, Voucher Program Manager
Sheila Greenlaw-Fink	
<u>ABSENT</u>	
Dave Bachman	
Teri Smith	
Katherine Galian	

I. ROLL CALL – 6:16 p.m. A quorum was present.

II. ACTION - APPROVAL OF MINUTES FROM June 27, 2019

Motion: Ben Sturtz
Second: Gary Whiting
Vote: All approved

III. DISCUSSION - ORAL COMMUNICATIONS & MEMBER UPDATES

MEMBER UPDATES

Gary Whiting noted interest rates are low right now.

Melinda Bell was excited to share that four women transitioned into the employment education part of the treatment center where she works. Also, the Union Gospel Mission

has several social programs, such as a holiday fund, to provide gifts and cash to individuals. They are also adding after school programs to meet the need of affordable after school care.

Ben Sturtz announced Isabella Court in Vancouver held their grand opening last Saturday. Most of the tenants are from the Vancouver Housing Authority with a few vacancies remaining. Their Beaverton Metro Bond project, The Mary Ann, has been funded by the State with a 9% LIHTC award and the inclusion of gap financing.

Sheila Greenlaw-Fink reported Metro is considering a transportation bond which has the potential to prioritize program areas including housing. Housing did not rise to the top five but there is still a chance for it to be prioritized. The two housing ideas proposed were to prevent displacement along borders creating support along low-cost market rental purchases and rehab, in addition to equitable TOD acquisition of transit-oriented properties. CHF received small grants with Unite Oregon and Homeplate to work on housing advocacy and train grassroot leaders to participate in housing work in the county. She added they will also be working with Bienestar, CPAH, Homeplate, and CHAP to help grow their fund.

Vince Chiotti reported CPAH did not get the Tigard senior project.

Charri Schairer said the Westside Trail Bridge project is moving forward to create a bike and pedestrian path over Highway 26. She noted Metro has awarded THPRD a grant to do the design work for the bridge.

Sid Scott reported his firm is working on several affordable housing projects. He mentioned the projected new State tax on construction will be anywhere from 1 to 4 percent of construction costs.

ORAL COMMUNICATION

IV. EXECUTIVE DIRECTOR'S REPORT

Komi Kalevor reported Ann Malfavon has been hired as their new rental assistance program manager. Previously she worked for Salem and Klamath housing authorities. He noted they are currently undergoing nine audits with HUD. One of the audits is the Health Careers Northwest program which helps program participants obtain job. Currently they have 25 people enrolled in the program. He shared loan documents have were signed for \$24 million to refinance a loan the county extended 10 years ago to the housing authority when occupancy rates were low and the housing authority had difficulty servicing its debt. They will be saving about \$180,000/year by refinancing now while interest rates are low. He stated a third draft of the Metro Bond LIS has been submitted to the Metro oversight committee and the committee has presented recommendations. An intergovernmental agreement (IGA) with Metro is being developed but there are a few issues that need to be resolved first. The hope is these issues will be resolved by the end of the summer because several projects are pending. He shared the Metro bond Phase 1 project with Community Development Partners

(CDP) has been approved and is ready to go. He noted two years ago they applied for 100 Mainstream vouchers and received 45 for disabled and homeless persons who are 18 to 62-years old; they have until November to lease up 80 percent of those vouchers. The Board approved moving forward on the Section 18 disposition. Letters have been sent to mayors to let them know which homes will be sold and garner their input. The Housing Authority will also be meeting with the affected tenants soon.

V. STAFF REPORTS

A. Financial Statement:

Yaling Dressel reported on the fiscal year ending June 30, 2019 financials.

B. Section 8 and Low Rent Public Housing

Joshua Crites reported more vouchers have been distributed which in turn decreases the waitlist. They held a Mainstream lease up event three weeks ago and were able to issue 37 vouchers. At this event they had an agreement with HUD to have homeless certifications before vouchers could be issued and a partnership with Community Connect during the event made this possible. He stated when the NOFA comes out, they will be applying for more mainstream vouchers. Occupancy rates for the voucher program are about 91 percent but spending is about 98 percent of the funding they receive from HUD which does not allow them to utilize all the vouchers they receive. The project-based program is doing well and they will be committing 200 vouchers through the Metro bond. They have applied for 10 VASH vouchers. He explained they are working hard to obtain any vouchers HUD is releasing including 25 vouchers for a program within the Family Unification Program (FUP) assisting children aging out of the foster care system needing rental assistance and services. The occupancy in the public housing program is at 99.2 percent.

C. Affordable Housing

Joshua Crites reported the affordable housing portfolio occupancy is at 97 percent.

D. Special Projects

No report.

E. Report on Homelessness

Annette Evans reported Oregon Housing and Community Services released applications for their \$50 million initiative to help develop permanent supportive housing. Applications need to be submitted soon for the initial pilot of \$20 million. She stated the *Tri-County Equitable Housing Strategy* has 100 units included in the Metro Bond unit production but they are still looking for ways to support the full 226 units needed. There will be a draft report from the Homeless Plan Advisory Committee that will look at the implementation of the Road Home program. She noted Washington County was invited, along with Clackamas, Lane, and Marion Counties, to participate in a national initiative

called “Built for Zero to End Chronic Homelessness”. There is a \$10,000 fee to participate and Kaiser Permanente has agreed to be the sponsor to cover the fee. There will be a focus on regional systems alignment and systems performance to help to achieve HUD outcomes in system development. She shared STELLA is the new HUD performance model and presented an overview of the statistics they have received. She noted Here Together is a non-profit organization which was a part of the Portland State University research process looking at the cost of a possible regional levy for service dollars to help create permanent supportive housing for homeless initiatives regionally.

Joshua Crites reported they will be meeting next week with representatives from Meyer Memorial Trust regarding a grant the application they submitted for a \$250,000 to provide services for the continuum program.

F. Housing Affordability/Development Initiatives

Shannon Wilson stated there is a density bonus for affordable housing in development that occurs in a Type 3 design review process. Willow Creek Crossing will be completed in December 2019 and will start to lease up in October. The Fields is under construction. The Metro bond phase one project, a partnership with Community Development Partners, is underway. She noted they will be applying for 4% tax credits on this project and are hoping to start construction in June of 2020 with a projected completion date a year later in June of 2020. Lastly, she talked about the acquisition of a 14-unit project in Cornelius.

VI. OLD BUSINESS

October Housing Forum

Komi Kalevor reported the suggested idea for this year's forum is housing and economic mobility. The forum will take place on Friday, October 18, 2019. They are working to secure a location at PCC Willow Creek. If this location is unavailable, they will be at the Washington Street Conference Center. Projected speakers are Andrew McGough who runs WorkSystems in Portland and will also have Community Action give a preview of the poverty report they have released called *Issues of Poverty in Washington County*. They will also have two WorkSystems clients give personal testimonies on their journey from housing to jobs.

VII. NEW BUSINESS

Metro Bond Update

VIII. RESOLUTIONS/ACTION ITEMS

NA

IX. ADJOURNMENT

Meeting adjourned at 7:30 p.m.

Komi Kalevor
Secretary/Executive Director