



MEETING MINUTES
HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY
June 24, 2021, 9:00 a.m.

Virtual Meeting Via Zoom

| <u>COMMITTEE MEMBERS PRESENT</u> | <u>STAFF PRESENT</u> |
|---|---|
| Katherine Galian (Chair) | Komi Kalevor, Executive Director |
| Melinda Bell (Vice-Chair) | Josh Crites, Assistant Director |
| Eric Schmidt | Melisa Dailey, Housing Program Coordinator |
| Sheila Greenlaw-Fink | Will Seals, Asset Manager, Public Housing |
| Vince Chiotti | Shannon Wilson, Housing Development Manager |
| Renée Brouse | Annette Evans, Homeless Program Manager |
| Ben Sturtz | Liz Morris, HCV Manager |
| Narendar Sahgal | Jes Larson, SHS Program Manager |
| | Yaling Huang-Dressel, Housing Controller |
| <u>ABSENT</u> | Ty Schwoeffermann, Program Coordinator |
| Dave Bachman | |
| Alma Flores | |
| Cindi Otis | |
| Alma Tapia Hernandez | <u>STAFF ABSENT</u> |
| Sid Scott | |
| Balen Younis | |
| | |
| <u>HABOD</u> | |
| Caroline Roper | |

I. ROLL CALL – 9:06 a.m. A quorum was present.

II. ACTION - APPROVAL OF MINUTES FROM May 27, 2021 @ 10:09 a.m.

Motion: Eric Schmidt

Second: Melinda Bell

Vote: All approved

III. DISCUSSION - ORAL COMMUNICATIONS & MEMBER UPDATES

MEMBER UPDATES

Ben Sturtz with BRIDGE Housing reported the design development on Goldcrest and Aloha projects have been completed. They are continuing with the Metro bond solicitation in Portland for the Hollywood project. He also noted they are still making headway in south waterfront with the RiverPlace Phase 2.

Sheila Greenlaw-Fink with the Community Housing Fund congratulated Ben Sturtz for winning the only Washington County award for LIFT. She shared the WEA Westside Mayors Forum focused quite a bit on homelessness, particularly on homeless services which will hopefully roll over to permanent housing. There is a concern about the state's focus on for profit developers and out of state developers in awards for the past two years. One concern is the difficulty to negotiate at the community level with out of state landlords.

Melinda Bell with the Union Gospel Mission shared the generous donation of a five-plex for transitional housing. The hope is to have women who have graduated or are soon to be graduated from their program move into transitional housing for up to two years. She also noted, the new Women and Children's Center will break ground soon.

Katherine Galian with Community Action reported their biggest push has been emergency rent assistance. Senate Bill 278 was passed extending some eviction protections for households that have applied for assistance giving them up until their first court appearance to provide any documentation to their landlord, verifying they have applied for assistance to prevent eviction. This bill also increases the landlord direct assistance program from 80% of the rents to 100%.

ORAL COMMUNICATION

IV. EXECUTIVE DIRECTOR'S REPORT

Komi Kalevor reported the move to Adams Crossing will begin mid-September. The county is considering moving people back to in office work due to Washington County residents procuring a 70% vaccination rate. He added, the waitlist for Housing Choice Vouchers (Section 8) will open July 26.

V. STAFF REPORTS

A. Financial Statements

Yaling Dressel reported the May 2021 financial statement will be sent via email upon completion in July. The projected Housing Authority budget shows landlord compensation funds expensed at \$6 million with the remaining portion to be expensed in the 2021-2022 fiscal year due to a delay in receiving the funding.

Mr. Kalevor noted the staffing increases at the Housing Authority. Their budget added additional complicated features such as the landlord compensation fund and SHS.

B. Housing Choice Voucher Program

Liz Morris stated their current waitlist is six years old but are now in a position to start pulling people off the waitlist. The list currently has 450 people with 100 more individuals being pulled from the list this week. The goal is to continue to lease up to help improve the utilization rate which has been increasing. Once the waitlist is exhausted within the next two months, they will be opening a new list from July 26 through August 4. The list will be entirely online via the portal. A lottery will be implemented from the applicants received with a cap at 2,000 individuals. She also noted HUD awarded 86 Emergency Housing Vouchers to the Housing Authority.

C. FSS Programs and Special Projects

Liz Morris reported the project-based voucher utilization is doing well. The Viewfinder will be opening in October 2021 with the waitlist for this property opening July 7-21. These are one- and two-bedroom units with eight spots for the regular waitlist. Through a separate process, eight project-based VASH vouchers will be provided. The FSS program has completed their overhaul and are in the process of enrolling more families. This is the last month applications and referrals will be taken for the Kaiser Metro 300 program. This program has been a bridge resource to eventually place them into the Regional Long Term Rental Assistance (RLTRA) program This is the rental assistance portion of supportive housing. She added inspectors are back to doing full-time inspections this week.

D. Public Housing

Will Seals reported public housing occupancy rates closed out above 99% in the month of May. The maintenance team has worked really hard to get 27 studio units at the Aloha Inn ready for interim use during the rehab process.

E. Affordable Housing/Portfolio Rehab

Mr. Seals stated the occupancy rate in affordable housing closed out above 96% in the month of May. Residents in the formerly named The Colonies property in Tigard have voted to change the name to The Ridge at Bull Mountain.

F. Housing Development

Shannon Wilson reported the Metro Affordable Housing Bond program is currently working on the lease up process for Viewfinder. An information session was held last night hosted by the Somali Empowerment Circle to assist in getting the word out about the lease up process and providing guidance on the procedures as well. A flyer has also been distributed in 17 different languages to community-based partners. The Valfre at Avenida 26 project located in Forest Grove is set to close on July 14, 2021. The Aloha Inn, a former motel purchased by the Housing Authority, will be converted into 54

permanent supportive housing units. While the design work is happening for the conversion process, half of the units will be used as an interim shelter. The Goldcrest Apartments in South Cooper Mountain and Terrace Glen Apartments are both set to close by the end of the year.

G. Report on Homelessness

Annette Evans reported on Washington County's response to providing cooling centers addressing the recent excessive heat warnings. This will include a cooling center at the new Expo Hall at the county fairgrounds. Outreach workers have been coordinated through Community Action and other organizations providing hydration and cooling services. The winter shelter operations will be ending on June 30, 2021 for the season. The length of stay at the shelter has increased from an average of 28 days to 85 days from last year. The continuum of care is preparing for the release of the HUD 2021 grant competition with the hopes of not only renewing funding but receive additional funding as well. Representatives from the Oregon Housing Community Services Housing Stabilization Division will be presenting an update on the Oregon Emergency Rental Assistance program at the next HSSN meeting. The Boys and Girls Aid will also be presenting on a new education engagement program for youth in the local communities. The meeting will take place virtually on July 7 at 8:30 pm. The HPAC will be meeting on July 15 where a legislative update will be presented by government relations manager, Paige Spence.

H. Supportive Housing

Jes Larson shared the supportive housing service program will be launching July 1, 2021. The procurement process to bring in a service provider network to partner in the provision of the services to end homelessness and ensure housing stability has been selected and listed on the county website. The team is now reaching out to begin conversations and distributing those resources through these service providers. The first phase of service allocation will focus on the intensive case management services contracts which will be distributed to about 10-14 organizations. The goal is to walk individuals through the process to not only attain housing but to retain it so that stability is achieved. They are working with service providers to open up the two bridge shelters. They will also have interdisciplinary response teams to assist people in housing related crisis. With the help of Community Action, the modernization of Community Connect is underway to connect individuals to the resources needed in relation to the supportive housing program.

VI. OLD BUSINESS

NA

VII. NEW BUSINESS

Affordable Housing Portfolio – Shannon Wilson & Will Seals

Shannon Wilson discussed each of the four rehab projects within the affordable housing portfolio. These include Bonita Villa, Parkside Apartments, Villager Apartments, and Aloha Park. The Ridge at Bull Mountain, formerly known as The Colonies, will possibly be added as a fifth property for rehab as well. A preapplication has already been sent to the state for the 4% low income housing tax credit for the four properties, but with the possible addition of the fifth property the timeline will be pushed back slightly. Private activity bonds are another avenue that will be considered within the financing structure. Part of the rehab will include increased accessibility on ground floor units as well as in shared amenity areas.

Will Seals reported the above mentioned four properties are still in the pre-construction phase. Bonita Village has a scheduled resident meeting on June 29 to answer any questions and address temporary relocation while rehab is taking place.

Komi Kalevor congratulated Melisa Dailey as she moves into her new role while still maintaining her former role as the Housing Program Coordinator until a replacement can be found.

There will be no Housing Advisory Committee meeting in the month of July and HAC will reconvene in August.

Vince Chiotti asked if the topic of providing air conditioning at county owned properties could be discussed along with the costs involved. He also asked if policy discussions can be had involving non-profits as much as possible. He feels with the increased number of for profits and out of non-local companies becoming more and more involved these much-needed non-profits are getting pushed out.

Ben Sturtz explained the safety issues with window air conditioning units and how the industry is working on creative avenues to provide cooling to affordable housing units. He conveyed action needs to be taken regarding for profits and developers buying up properties that are expiring with no incentive to keep them for affordable housing.

Sheila Greenlaw-Fink suggested discussing the use of ARPA funds and what it can do for needs in the county as it relates to affordable housing. She encouraged having the mayors in Washington County attend the Housing Advisory Committee Retreat in October to discuss this issue further.

It was decided to add these two topics to the August agenda and possibly to the October HAC Retreat.

October 15, 2021 was chosen for the HAC Retreat and staff will work toward securing a location close to the MAX line.

VIII. RESOLUTIONS/ACTION ITEMS

IX. ADJOURNMENT

Meeting adjourned at 10:29 a.m.

Komi Kalevor
Secretary/Executive Director