



MEETING MINUTES  
HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY  
September 26, 2019, 9:00 a.m.

Juvenile Services Bldg., Room 258

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Sid Scott (Chair)	Komi Kalevor, Executive Director
Katherine Galian	Yaling Huang-Dressel, Housing Controller
Dave Bachman	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
Vince Chiotti	
Jason Hitzert	
Sheila Greenlaw-Fink	<u>ABSENT</u>
	Gary Calvert, Asset Manager
<u>ABSENT</u>	
Ben Sturtz (Vice-Chair)	
Sig Unander	
Melinda Bell	
Joshua Groesz	

**I. ROLL CALL** – 9:03 a.m. A quorum was present.

**II. ACTION - APPROVAL OF MINUTES FROM August 22, 2019**

Motion: Cindi Otis  
Second: Vince Chiotti  
Vote: All approved

**III. DISCUSSION - ORAL COMMUNICATIONS & MEMBER UPDATES**

**MEMBER UPDATES**

Dave Bachman shared they have a couple of relocations from the Montebello affordable housing project in Hillsboro. He noted these are hard to place with the high rental rates.

Vince Chiotti pointed out the huge lack of housing for households earning 60%-100% MFI and no means to address it.

Gary Whiting stated the Market Action report shows monthly inventory is staying near the two-month range. The year-to-date today compared to last year's new listings are down 0.9%, pending sales are down 1.1%, closed sales are down 3.3%, and the

average and median sales price are up. He noted interest rates are available in the low 3% range. Also, economists are having conversations about an imminent recession with indicators such as the decline in real estate prices and the stock market.

Charri Schairer shared with her involvement with several transportation planning projects with the parks district (THPRD) and the Westside Transportation Alliance board. Many of their discussions are focused on finding ways to get people out of their cars. She explained the Metro First/Last Mile Project is moving forward within the county to help find better ways for people to commute the first mile to and from transit. There will be 10 different sites studied in this project with the hopes of incorporating shuttles, bike parking, and accessibility for the disabled, among other ideas.

Jason Hitzert stated when he attended the National Council of State Legislatures an economist from Moody's shared one indicator of a recession is the inverted bond curve which is slowly moving in that direction. He added at the same time it is hard to tell as a lot of what's been happening is the business cycle and a recession could mean a realignment. He pointed out several strikes highlighted in the media regarding contract renewals are taking place which he believes this stems from the affordability of people to live where they work, driving employment unrest. He said there is talk within the municipalities of the implementation of House Bill 2001, which eliminates single family zoning statewide in cities of 25,000 or more, and the rule making process involved. They've been considering a round table discussion with property management firms, housing authorities, and other groups that assist with emergency rental assistance. The hope is that with the expectation that it's harder to evict people, it will be in the best interest of property owners to learn more about what the community might provide to help their tenants make their rent and not become a problem. The committee discussed several issues that would inhibit development under bill HB 2001 such as zoning and the permitting process.

Cindi Otis asked when the waitlist will open up. Mr. Kalevor said they are looking at December 2019 for family sized units for the public housing waitlist opening.

Melisa Dailey reported Melinda Bell announced the Union Gospel Mission is having Operation Overcoat in downtown Portland this Saturday on 3<sup>rd</sup> on Burnside from 9:00 a.m. to 3:00 p.m. to hand out coats, socks, clothing, and food to the homeless.

Katherine Galian reported Community Action has a new executive director, Kemp Shuey, who was the previous Director of Resource Development. She announced that on October 25<sup>th</sup> John Powell, who is the director of the Haas Institute for Fair and Equitable Society, will be meeting with Community Action staff to talk about racial equity in relation to poverty. He will also be attending their Community Conversations event on October 25<sup>th</sup>. She shared Forest Grove City Council passed an ordinance allowing the severe weather shelters to open for 45 days continuously and open as needed for inclement weather. She noted they have been talking about the possibility of an oncoming recession as they have seen indicators such as the increase of domestic violence, increasing TANF caseloads, and increasing demand for emergency services. Their energy assistance program starts October 1<sup>st</sup>. She noted there is about a million

dollars less available for rental assistance this year due to this year's state budget. Ms. Galian announced Community Action recently opened an office in Tigard that will start meeting with clients October 1<sup>st</sup>. The WIC program and the Department of Aging and Veteran Services will also have staff at this location.

Sheila Greenlaw-Fink noted there are economic cycles and said that if another occurs, that can affect project financing which could then effect the Metro bond projects. She noted the connection between transportation and housing and the upcoming potential for transportation bonds and believes development and disposition practices could be more proactive with regard to affordable housing. She noted CPAH's project with Luke-Dorf, Red Rock Creek Commons in Tigard, is breaking ground on Tuesday.

Sid Scott reported his firm has received a significant amount of inquiries regarding affordable housing projects and the Metro bond. Scott Edwards Architecture (SEA) hosted an event with Homer Williams who is a long time Portland developer with a passion for addressing homelessness. SEA accepted a project underneath the Broadway Bridge called the Harbor of Hope and is hoping to get involved in some of Homer Williams's homeless projects.

## **ORAL COMMUNICATION**

### **IV. EXECUTIVE DIRECTOR'S REPORT**

Komi Kalevor talked about the October 18<sup>th</sup> Housing Forum and said they will be talking about the *Issues of Poverty Report* by Community Action; keynote speakers will be two individuals from the Housing Authority's housing programs who received coaching by WorkSystems to attend school for medical profession careers; and, Andrew McGough, Executive Director of WorkSystems, will also speak at the forum. The goal is to shift from housing to economic mobility. Finally, staff from Washington County Land Use and Transportation will be talking about new housing-related ordinances at the County as well as HB 2001. Mr. Kalevor is pleased the County is attributing more resources for housing. Housing Services is looking for a housing voucher program manager again as the person they hired resigned due to her commute. The Housing Authority Board granted approval to purchase Cornelius Village a 14-unit building located in Cornelius.

### **V. STAFF REPORTS**

#### **A. Financial Statement:**

Yaling Dressel stated the cash flow for Section 8 is \$277,000 and will enable proper staff training for the management of the different elements within Section 8. They will be reporting negative cash flow for a while but the cash flow can be covered by reserves accrued over the past two years. The Housing Authority has received more low income housing HUD subsidy because HUD has been encouraging housing authorities to sell public housing and convert to rental assistance. This means tenants will switch to Section 8 vouchers allowing HUD to provide voucher subsidy rather than the higher costs of maintaining public housing units.

Ms. Dressel explained HUD conducts both a single audit focusing on the housing authority programs and a financial audit of the housing authority. Programs within the housing authority selected for audit this year are Section 8 and Aloha Park. The audit on Section 8 is going well but there are some challenges with obtaining information from the property management company for Aloha Park. The results of the audits will be made available in November and then the independent auditors will audit the County's portion mid-October.

#### B. Section 8 and Low Rent Public Housing

Joshua Crites reported on behalf of Gary Calvert. He stated occupancy in public housing is going well. Mr. Calvert is about three-fourths of the way through the Section 18 application with hopes to submit it by October. They will be conducting a five-year physical needs assessment of the public housing portfolio which is mandated by HUD. Mr. Calvert is also working on closing out the replacement housing funds for 2016-2017 and CAP funds. The occupancy in the affordable housing portfolio is steady at 97%. Mr. Crites is working with Mr. Calvert on capital needs assessments for these properties in the next two months.

Joshua Crites reported the voucher program is 91.8% leased up as there are not enough funds to lease up to 100% due to Washington County being a high rent area. They will be monitoring their leasing with project-based allocation for the next four to five years. The public housing waitlist will open in December and the voucher waitlist will hopefully open early 2020. Mr. Crites announced the hiring of two new occupancy specialists who will begin work October 7. He added an offer has been made for a housing coordinator. He said they were able to issue 70 to 80 mainstream vouchers from their lease up event making them nearly leased up with the program. They have applied for 100 more mainstream vouchers and hoping to be awarded at least 50. They are also working on the foster youth initiative (FYI) to provide vouchers to those aging out of the foster system at risk for homelessness.

Mr. Crites also noted the Health Careers Northwest program has been audited with no findings. This program is in its last year and Housing Services is looking at different avenues to continue funding this type of successful program in the future.

#### C. Affordable Housing

#### D. Special Projects

No report.

#### E. Report on Homelessness

Annette Evans reported she is working with eight churches are running winter shelters this year in the cities of Forest Grove, Cornelius, Beaverton, Tigard, Sherwood, and Tualatin. The homeless management system (HMIS) training will take place in mid-October. The Washington County Consolidated Communication Agency has been updated so emergency services know which locations are operating as shelters. This year three of the shelters are working on bringing their volunteer base to full capacity. She announced the Board of County Commissioners will make a proclamation on October 15<sup>th</sup> to declare National Family Promise for October 21-27. She shared the HSSN Housing and Health subcommittee will be hosting Laurie Kelly with the Oregon Health Authority at their November 25<sup>th</sup> meeting to talk about Coordinated Care 2.0. Open enrollment starts on October 16<sup>th</sup> and will be a little different this year with a new for-profit coordinated care organization called Trillium. She presented the need for permanent supportive housing and the need to implement the 226 units outlined in the *Tri-county Equitable Housing Strategy* to the Board of County Commissioners last week. The 2019 application was submitted to HUD and they will hear back in 2020. She shared the Build for Zero is a new national initiative focused on ending chronic and veteran homelessness. Kaiser Permanente is underwriting the fee to join the initiative enabling Washington County to participate this year. She explained the federal longitudinal system analysis provides data to HUD which is given to Congress for funding appropriation. The HUD goal with this data is to be less than 5% recidivism. Washington County has an 8% recidivism rate per adult-only households. The adult with children households had zero returns and the child-only had a 7% recidivism rate. She announced they are partnering with Care Oregon and the Executive Suites to coordinate a training to teach case workers how to help their clients access services through Medicaid.

#### F. Housing Affordability/Development Initiatives

Shannon Wilson presented an update on the acquisition of the 14-unit property in Cornelius. She noted on October 1 they will go before the Washington County Board of Commissioners to request \$500,000 from the housing production opportunity fund to help purchase the project. In addition, \$250,000 will come from the Housing Authority's unrestricted funds and a loan of \$1.68 million will cover the balance of the purchase. The intent is to maintain the current 60% MFI rent levels at this property. She gave an overview of the following development projects:

- Willow Creek Crossing – Leasing up starting October 1 with completion of the building in December.
- The Fields - Under construction and is anticipated to be completed the summer of 2020. The Phase 1 Metro bond project in partnership with Community Development Partners has applied for the 4 percent low income housing tax credit application. A community engagement meeting was held earlier this month working with the Center for Public Interest Design through Portland State University regarding this project. The projected construction start date is June 2020.
- Clover Court - Construction has been delayed.

- Red Rock Creek Commons - Breaks ground on October 1.
- Montebello - Rehab project with Bienestar; Cascade is doing tenant relocation.
- Cedar Grove - Breaking ground in November.

## **VI. OLD BUSINESS**

### **October Housing Forum**

Komi Kalevor reported the Housing Forum will take place on Friday, October 18, 2019.

## **VII. NEW BUSINESS**

### **Metro Bond Update**

Shannon Wilson reported they are moving forward on the intergovernmental agreement with projections to finalize it in October. The local implementation strategy has been approved by both Metro's oversight committee and the Washington County Board of Commissioners. With this approval, a notice of funding availability will be issued for the Metro bond funds. They will be submitting an application to Mercy Corp. for an AmeriCorp VISTA volunteer. This would provide a one-year position focusing on community engagement to create a toolkit for the Metro Bond for engagement work, specifically working with communities of color.

## **VIII. RESOLUTIONS/ACTION ITEMS**

NA

## **IX. ADJOURNMENT**

Meeting adjourned at 10:43 a.m.

Komi Kalevor  
Secretary/Executive Director