



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



**Thursday, April 25, 2019
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



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Next Meeting:
May 23, 2019

2019 HAC Schedule
Thursday, April 25
Thursday, May 23 - Budget
Thursday, June 27
Thursday, July 25 – No Meeting
Thursday, August 22
Thursday, September 26
Friday, October 4, 11 or 18 - Retreat
Thursday, November 21
Friday, December 6 or 13 - Luncheon



HOUSING ADVISORY COMMITTEE
Department of Housing Services
Juvenile Services Building Room 258
April 25, 2019 at 9:00 A.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. March 28, 2019, Meeting Minutes
- III. DISCUSSION - ORAL COMMUNICATIONS and MEMBER UPDATES**
- IV. EXECUTIVE DIRECTOR’S REPORT**
- V. STAFF REPORTS**
 - A. Financial Statements
 - B. Section 8 and Low Rent Public Housing
 - C. Affordable Housing
 - D. Programs and Special Projects
 - E. Report on Homelessness
 - F. Housing Affordability/Development Initiatives
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. RESOLUTIONS/ACTION ITEMS**
- IX. ADJOURNMENT**



I. ROLL CALL

II. ACTION – APPROVAL OF MINUTES

A. March 28, 2019 Minutes

III. DISCUSSION

MEMBER UPDATES

IV. EXECUTIVE DIRECTOR'S REPORT

The first Metro Bond related items, approval of an IGA with Metro for administrative funding and a timeline of items being brought before the Board of County Commissioners, was presented at a worksession on April 16. The County Commissioners' first public review of the Local Implementation Strategy took place on April 23. Staff are also presenting information about Washington County's LIS at cities throughout Washington County as well as the Planning Commission. And, staff continues to work on a possible Phase One project. Both internal (Washington County staff) and external (with Beaverton, Hillsboro, Metro, and other agencies allocated bond funds) meetings continue to absorb a significant amount of staff time. Please see pages 17-18 of this packet for our regular update on the Metro Bond.

Assistant Director Joshua Crites started on March 11, 2019, and immediately started working a letter of interest for the Moving to Work (MTW) program on behalf of the Housing Authority. Notice PIH-2019-04 for the current MTW programs was published on March 14 and the letter of interest is due June 12, 2019. The MTW program will go before the HABOD at the May 7 worksession.

Applications were collected for recruitment of a new Program Specialist to work on the Continuum of Care Programs with hopes of having someone hired by May 13th.

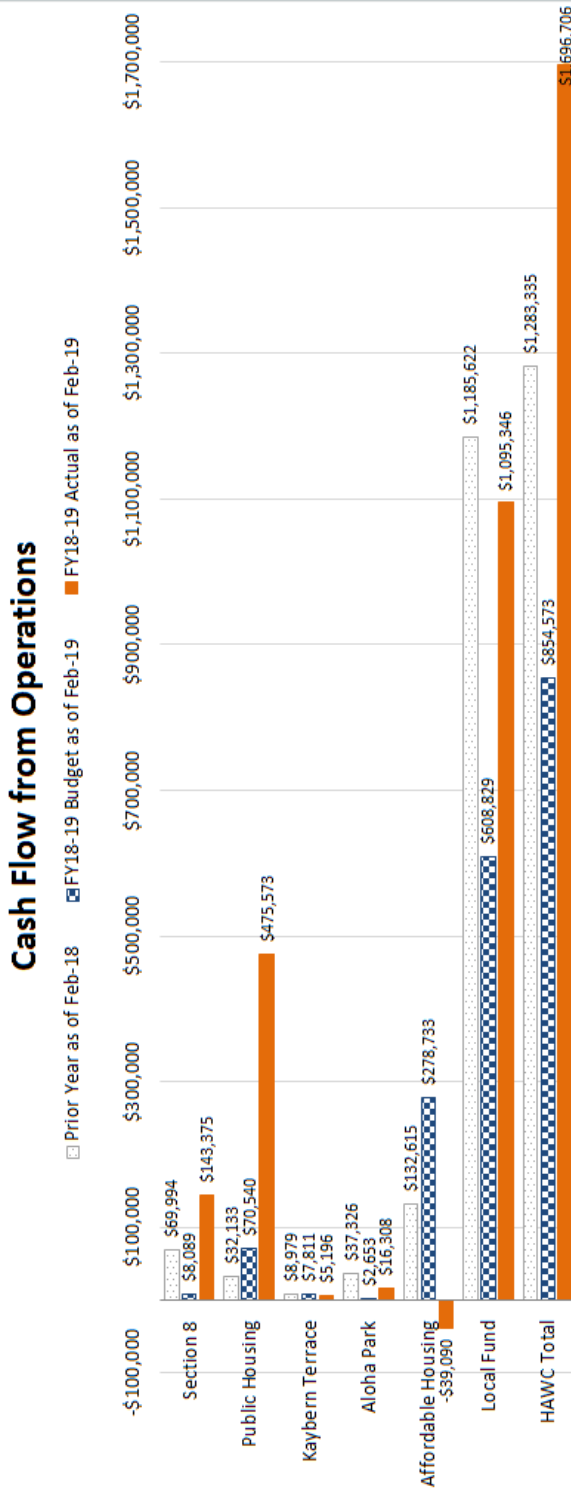
The FY2019-2020 Budget process is in full swing. We'll have our annual HAWC budget report for the HAC review at the May 23rd meeting.

Finally, Josh Crites attended the Volunteer Celebration on April 10. Thank you to all who attended, and thank you for your continued support.

Komi Kalevor
Secretary/Executive Director



V. STAFF REPORTS
A. Financial Statement
1. Financial Report to the Housing Advisory Committee
February 2019



For February FYTD, cash flow from Housing Authority operations of \$1,696,706 was favorable to budget by \$842,134 and favorable to the prior year by 413,371.

Section 8 had positive cash flow from operations of \$143,375 which was \$135,286 favorable to budget, the positive variance from the budget is due to higher admin fee percentage (4%) in the current year.

Public Housing had positive cash flow of \$475,573 which was \$405,033 favorable to budget. The positive variance is due to maintenance staff costs have been allocated to the Noble House project, which was paid by the Department of Health and Human Services.

Kaybern Terrace cash flow of \$5,196 was \$2,616 unfavorable to budget and unfavorable to the prior year by \$3,784.

Aloha Park had positive cash flow from operations of \$16,308, favorable to budget by \$13,655 and unfavorable to the prior year by \$21,018.

Affordable Housing had negative cash flow from operations of \$39,090, unfavorable to budget by \$317,823 and unfavorable to prior year by \$171,705. The unfavorable variance is due to higher repair and maintenance expenses, management is conducting property physical assessment and plan to schedule major improvements in order to reduce repair and maintenance expenses.

Local Fund had positive cash flow of \$1,095,346, favorable to budget by \$486,517 and unfavorable to the prior year by \$90,276. The favorable variance is primarily due to higher cash flow distribution from Quatama Housing Limited Partnership, which the Authority holds a 50% limited partner interest in the limited partnership.



V. STAFF REPORTS
B. Section 8 and Low Rent Public Housing
1. Section 8 Waiting List
March 2019

Wait List Time Based on # of HH Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	865	330	295	148	89	51	14	10	3	1	1,806
Average Days	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423

Wait List Based on Gender			
Gender	Female	Male	Total
Total	1,265	541	1,806

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	37	46	446	21	1,059	106	91	1,806

Wait List Based on Ethnicity				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	282	1,524	0	1,806

Wait List Based on HH Type					
Type	Disabled	Elderly	Family	Other	Total
	567	211	732	296	1,806

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



WASHINGTON COUNTY

OREGON

V. STAFF REPORTS

B. Section 8 and Low Rent Public Housing

2. Public Housing Average Vacancy Days

Fiscal Year-to-Date
March 2019

		Vacant Units This Month	Vacancy Days This Month	Average Vacancy Days Per Unit This Month	Total Vacant Units (FY cumulative total)	Total Vacancy Days (FY cumulative total)	Total Average Vacancy Days Per Unit (FY cumulative total)
FY 2017-18							
July	2017	2	32	16.00	2	32	16.00
August	2017	2	36	18.00	4	68	17.00
September	2017	2	44	22.00	6	112	18.67
October	2017	3	49	16.33	9	161	17.89
November	2017	2	29	14.50	11	190	17.27
December	2017	2	32	16.00	13	222	17.08
January	2018	3	53	17.67	16	275	17.19
February	2018	0	0	0.00	16	275	17.19
March	2018	1	25	25.00	17	300	17.65
April	2018	4	88	22.00	21	388	18.48
May	2018	3	70	23.33	24	458	19.08
June	2018	1	15	15.00	25	473	18.92
FY 2018-19							
July	2018	2	33	16.50	2	33	16.50
August	2018	0	0	0.00	2	33	16.50
September	2018	2	28	14.00	4	61	15.25
October	2018	3	68	22.67	7	129	18.43
November	2018	1	22	22.00	8	151	18.88
December	2018	2	46	23.00	10	197	19.70
January	2019	1	33	33.00	11	230	20.91
February	2019	1	18	18.00	12	248	20.67
March	2019	1	28	28.00	13	276	21.23



V. STAFF REPORTS
B. Section 8 and Low Rent Public Housing
3. Operational Performance Measures

SECTION 8 AND LOW RENT PUBLIC HOUSING

a) Section 8 Waiting List: HAWC’s waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 1,806 households on the waitlist for March (February report: 1,879).

b) Public Housing Average Vacancy Days: Average vacancy days for the month of March 2019 was at 28.0 (February – 18.0). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 21.2 days through March 2019. HUD rates 20 days or below as an “A”.

c) Occupancy Rates:
Public Housing: March 98.6% (February report – 97.6%)
Section 8: March 88.2% (February report – 88.3%)

We had 2,561 vouchers leased up in March (February report – 2,564). Our Annual Contributions Contract (ACC) is 2,903¹ vouchers, so we need to lease up 342 vouchers to reach our authorized capacity. (This includes 30 VASH, 45 Mainstream, and 208 allocated PBVs.)

HAWC issued 24 vouchers in February. There are 45 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 95.94%². Our goal of budget authority is 95% minimum.

d) 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 December, 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	3.05 hrs.	3 hrs.	24 hrs.
Routine WO’s	1.03 days	6 days	25 days

¹ Although the housing authority has 2,903 vouchers allocated, due to the utilization of funds (see footnote 2 below) HAWC cannot issue this many vouchers.

² The cumulative utilization of HAWC’s annual budget authority for 2018 is 98.5%. 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 98% of utilization.



V. STAFF REPORTS
C. Affordable Housing

AFFORDABLE HOUSING

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

Total Occupancy: 98.3% (11 vacancies/629 units)

- a) Local Fund Properties (managed by HAWC and/or contractors) 100% (0 vacancies/13 units).
- b) Affordable Housing Properties (managed by Infinity): 98.3% (9 vacancies/524 units)
- c) Kaybern Terrace (managed by Infinity): 100% (0 vacancies/12 units)
- d) Aloha Park (managed by Infinity): 97.5% (2 vacancy/80 units)

The 711 units at Quatama Crossing co-owned in a partnership with the Tudor Foundation and managed by Simpson Property Management are not included, nor are the 236 units at Sunset View in partnership with Pedcor, Inc.

MAINTENANCE ACTIVITIES

Turnovers:

- Maintenance turned over one (1) Public Housing Unit.
- All repairs, painting, landscaping and flooring were completed by Housing Staff on the turned over units.

Special Projects:

- Cabinet repair and replacement services were performed at four (4) Public Housing units.
- Cleaning services were performed at one (1) Public Housing unit.
- Flooring services were performed at three (3) Public Housing units.
- HVAC services were performed at one (1) Transitional Housing unit.
- Pest control services were performed at one (1) Public Housing unit.
- Reported 392 year-to-date non-emergency work orders have been completed in an average of 22.71 days.
- Reported 99% of 109 year-to-date emergency work orders completed within 24 hours.



V. STAFF REPORTS
D. Programs and Special Projects

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 the end of 2018, the total Project-Based Vouchers (PBV) the Housing Authority could issue is approximately 410. 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 programs.

As of:		3/20/2019								
Sponsor	Project	Location	Wait List Preference: Chronically Homeless		Wait List Preference: 30% MFI or Lower		Special Needs		Project-Based VASH	
			Awarded	Project-Based	Awarded	Project-Based	Awarded	Project-Based	Awarded	Project-Based
Allied Argenta	Fir Crest Manor	Beaverton			14	14				
Bienestar	Cornelius Place	Cornelius			11	11				
Bridge Meadows	Bridge Meadows Beaverton	Beaverton			8	8				
CPAH	Barcelona	Beaverton			8	8				
CPAH	Cornell and Murray	Beaverton			8					
CPAH	The Knoll*	Tigard	10	10					2	2
CPAH	Red Rock Creek	Tigard			23					
LifeWorks NW	Tom Brewer House	Beaverton					13	13		
Luke-Dorf	Housing TEAM / SAMHSA	Multiple Locations	5	5						
Luke-Dorf	PLUSS Apartments	Tigard					12	12		
Northwest Housing Alternatives	Alma Gardens	Hillsboro			8	8			6	3
Northwest Housing Alternatives	Pomeroy Place	Aloha			15	15			5	5
Pedcor	Sunset View	Aloha			24	24				
REACH CDC	Orchards at Orenco (Phases 1-3)	Hillsboro			24	24				
	Totals:		15	15	143	112	25	25	13	10
	Total Awarded:		196							
	Total Project-Based:		162							

Awarded = Project has been allocated project-based vouchers contingent on satisfying RFP requirements.
Project-Based = Project is ready for occupancy and vouchers are attached to specific project-based voucher housing units in the property.



FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

Participant Information:

- Total current FSS households: 70
 - 57 Section 8 participants
 - 13 Public Housing participants
- Total Escrow Balance: \$340,571.59
- Highest Escrow Balances:
 - \$28,375.93 Section 8
 - \$19,264.03 Public Housing

Program Update

- FSS is enrolling now from FSS waiting list. Goal is to increase total enrollment to over 75 participants before the end of the fiscal year on June 28, 2019.

HCV PROGRAM UPDATE

- Mainstream Vouchers (non-elderly/disabled) starting issuance in March 2019.
- Updated Administrative Plan will permit the PHA to accept applications from potentially eligible Mainstream Voucher households while the waiting list remains closed to other applicants. Anticipated effective in early May 2019.



V. STAFF REPORTS
E. Report on Homelessness

EMERGENCY CRISIS AND DIVERSION ACTIVITIES

- *Severe Weather Shelters (SWS)* include eight overnight shelter sites that served 612 households comprising 720 people (671 adults and 49 children age <18 years). Subpopulations accessing shelter include 181 chronically homeless and 37 veterans. Outcomes include 10 households exiting from SWS to permanent housing.

PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES

- *Clover Court* is a 6-unit new construction project under development. Site excavation, retaining wall, environmental dry well, and foundation of units are complete. Completion of construction and occupancy anticipated in August 2019. <https://www.co.washington.or.us/housing/proposed-clover-court-development.cfm>
- *Tri-County Equitable Housing Strategy to Expand Supportive Housing for People Experiencing Chronic Homelessness* was presented on April 9 to the Washington County Board of Commissioners. The Board will review the need for 226 units of PSH to be included in the Metro Bond Local Implementation Plan and engage with sister-counties to look at greater regional systems alignment. <https://www.csh.org/resources/tri-county-equitable-housing-strategy-to-expand-supportive-housing-for-people-experiencing-chronic-homelessness/>

HOMELESS SYSTEM FUNDING AND REPORTING

- *FY2019 CoC Program Grant Application* registration has been submitted on behalf of the community partner agencies. Washington County will compete for \$3,752,858 and bonus funds. The Federal funds provide nearly 40% of the homeless system's housing and service funding in Washington County.
- *FY2020 County General Fund* proposed budget supporting homeless prevention, housing and services is \$478,520, an increase of \$16,500. The community is in need of a Reentry Navigator program with rapid rehousing assistance to address the housing barriers for incarcerated individuals discharging from the Jail. Efforts to apply for grant funds will be prioritized to address the gaps in services and housing to support homeless persons with criminal justice history.
- *Point-In-Time (PIT) and Housing Inventory Chart (HIC)* submittal to HUD reports 530 people homeless as compared to 522 in 2018, with 84.5% bed utilization as compared to 83.8% in 2018. Strategic planning and policy work is underway to increase bed utilization while addressing the increasing length of time people experience homelessness as people stay longer in shelter. https://www.co.washington.or.us/Housing/EndHomelessness/upload/2019-PIT-HDX-PACKET_All-Data-2.pdf

EDUCATION AND COMMUNITY ENGAGEMENT

- *BIZ Academy* is a free event focused on Building Community for Affordable Housing on April 25. The Homeless Plan Advisory Committee (HPAC) is working with the business sector to leverage greater understanding and support in socioeconomic factors that lead to homelessness; e.g. employment opportunities, access to affordable housing. Register at <http://besthq.net/calendar>



- *HereTogether* is a nonprofit organization working in collaboration with service providers, local government, businesses and the philanthropic community to significantly reduce homelessness in the tri-county region by promoting solutions that work. <https://heretogetheroregon.org/>

STAFF REPORTS

F. Housing Affordability/Development Initiatives

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.

HOUSING DEVELOPMENT

Staff

Komi Kalevor serves as Department Lead on affordable housing development projects in our pipeline. This includes overseeing the development process for the 120-unit Willow Creek Crossing project in Hillsboro and the 264-unit Fields Apartments in Tigard. In coordination with Asset Manager Gary Calvert, he oversees acquisition of surplus and foreclosed property for conversion to affordable housing. He coordinates essential communication with the State, other jurisdictions and funding entities, and local developers.

Shannon Wilson is our Housing Development Coordinator. She assists Mr. Kalevor with facilitating and encouraging accelerated affordable housing development in the County including affordable housing owned by the Housing Authority.

Melisa Dailey, as our Affordable Housing Program Coordinator, facilitates awareness of affordable housing tools and strategies, and participates on the three Metro Equitable Development Housing grant teams associated with City of Beaverton, City of Tigard-Portland, and Washington County. She also oversees the Nonprofit Corporation Low-income housing property tax exemption (ORS 307:540-548) for Washington County.

POLICY - EQUITABLE HOUSING ORDINANCES

The equitable housing study conducted by Washington County, *Equitable Housing Site Barriers and Solutions* (2018), was funded by Metro and adopted by the Board of County Commissioners on June 5, 2018. The ordinance changes/updates recommended in the report will be implemented over the next two to three years during Washington County's "ordinance season". The scheduled 2019 ordinances are:

- ◇ **2019 Ordinance Work Program**
 - Revise/update ADUs
 - Revise Cluster Housing Standards



- Revise/Update Planned Development Open Space standards
- Residential density bonus for affordable units in mixed/market developments plus other possible incentives

Washington County Community Development Code (CDC): Changes in 2018

Ordinance 832 - Portions of the Community Development Code (CDC) needed to be updated to better comply with Fair Housing best practices, as well as state and federal laws and regulations. Work in 2018 included updates to the County's group care definitions and requirements, including the list of group care types. The County also considered temporary day/overnight homeless shelter operations at religious institutions as a type of group care that serves populations entitled to Fair Housing protections. **(Approved at the Sept. BOCC meeting.)**

Ordinance 841- The ordinance is an alternative land use review option for certain regulated affordable housing and amends the CDC to provide both site development flexibility and density bonuses to encourage and facilitate regulated affordable housing development inside the Urban Growth Boundary (UGB).

Ordinance No. 841 provides an alternative land use review option that allows for the following:

- ◇ *Through Type II review –*
 - Density increase up to 30 percent
 - Building height increase
 - Lot dimension, setback and landscaping reductions
 - Increased flexibility in parking provisions
 - Waiver of limitation allowing residential uses only above ground floor non-residential uses (in certain districts where normally applies)
- ◇ *Through Type III review –*
 - Density increase up to 50 percent
 - Applicant's proposal of alternatives to certain district provisions of the CDC, regarding building façades and parking areas/structures, when alternatives will otherwise provide for pedestrian-oriented/transit-oriented design
 - Exemption from certain denial criteria, consistent with exemptions for similar Type III uses

(Approved at the Sept. 18 BOCC meeting)

Ordinance 842- proposed limited amendments to the CDC to facilitate development of housing. The ordinance amended certain setbacks within three districts, corrects/clarifies standards of the Transit-Oriented: Retail Commercial (TO:RC) district related to day care facility classification and housing, reduces certain landscape area requirements, allows omission of sidewalk on one side of a private street in some cases, reduces minimum residential driveway widths, and updated related parking standards. **(Approved at the Sept. 18 BOCC meeting)**



HAWC Development Projects

Project Status: Under construction.

Willow Creek Crossing (Hillsboro)			
Housing Units: 120		Commercial: 1,725 SF	
38 Studio	71 1BR	11 2BR	
Ownership: Partnership of Housing Authority/DBG		Total Project Costs: \$31.9M	
		Funding: \$4.6M LIFT; LIHTC; Conduit Bonds	
Project Update:			
<ul style="list-style-type: none"> Construction start: August 2018. March 31 – 40% complete. Recommended for \$300,000 grant by City of Hillsboro. Approved by City Council on 5/15. Award of \$500,000 in Transit Oriented Development funds from Metro is committed. Received \$250,000 grant for construction from Meyer Memorial Trust 			

Project Status: Under construction.

Fields Apartments (Tigard)			
Housing Units: 264			
~100,000 SF GFA	128 1BR	104 2BR	32 3BR
Ownership: Partnership of Housing Authority/DBG		Total Project Costs: \$60.4	
		Funding: \$9.8M LIFT; LIHTC; Conduit Bonds	
Project Update:			
<ul style="list-style-type: none"> Construction start: August 2018. March 31 – 9% complete. 			

Project Status: Pipeline project.

SW 170th (Beaverton)	
4 Single Family Homes (Workforce Rental Housing)	
Ownership: Housing Authority	Total Project Costs: \$
Project Update:	
<ul style="list-style-type: none"> Properties are Washington County surplus land 4 R-5 lots Single Family. May look at higher density; Unit size/type/development costs unknown Target 80% MFI 	

Partner Development Projects

Project Status: Completed. Lease-up is underway.

Orchards at Orenco III (Hillsboro)			
Housing Units: 52		Project Based Vouchers: 8	
0 Studio	0 1BR	33 2BR	19 3BR
Ownership: REACH CDC / Housing Authority Limited Partner		Total Project Costs: \$14.8M	
		Funding: LIHTC; HOME; OAHTC; E Trust of Oregon	
Project Update:			

Project Status: Under construction.

Clover Court (Beaverton)	
6 Housing Units (Permanent Supportive Housing)	
6 Studios in 3 Duplexes	
Ownership: DHS/Luke-Dorf, Inc.	Total Project Costs: \$1.6M
	Funding: \$413,058 HUD; \$240,000 FHLB
Project Update:	
<ul style="list-style-type: none"> Construction started in January 2019; completion estimated for July 2019. 	



Project Status: Lease-up underway.

Cornelius Place (Cornelius)			
Housing Units: 45 (for seniors)		Project Based Vouchers: 11	
0 Studio	42 1BR	3 2BR	0 3BR
Ownership: Bienestar/BRIDGE Housing Corp.		Total Project Costs: \$18.4	
		Funding: LIHTC; GHAP; OAHTC; HOME; HPOF	
Project Update:			
<ul style="list-style-type: none"> Grand opening was March 30. 			

Project Status: Received funding in 2018 LIFT NOFA application round.

Red Rock Creek Commons (Tigard)			
Housing Units: 48		Project Based Vouchers: 23	
0 Studio	48 1BR	0 2BR	0 3BR
Ownership: CPAH		Total Project Costs: \$18.4	
		Funding: LIFT; 4% LIHTC; HPOF	
Project Update:			
<ul style="list-style-type: none"> Successful in receiving LIFT award from OHCS. Also uses 4% tax credits. All units are for <50% AMI; 8 units are for mental health housing in partnership with Luke-Dorf 			

Project Status: Received funding in 2018 NOFA application round.

Montebello (Hillsboro)			
Housing Units: 48		Project Based Vouchers:	
0 Studio	24 2BR	21 3BR	3 4BR
Ownership: Bienestar		Total Project Costs:	
		Funding:	
Project Update:			
<ul style="list-style-type: none"> Rehabilitation project. Constructed in 1989. 			

Project Status: Received funding in 2018 NOFA application round.

Cedar Grove (Beaverton)			
Housing Units: 44		Project Based Vouchers: 8	
0 Studio	1BR	2BR	3BR
Ownership: CPAH		Total Project Costs:	
		Funding: 9% LIHTC	
Project Update:			
<ul style="list-style-type: none"> Successful 9% NOFA application in August 2018 Washington County property 			

VI. OLD BUSINESS

VII. NEW BUSINESS

Presentation

Housing Policy – Melisa Dailey

Moving To Work (MTW) Application – Josh Crites

Metro Bond Update

Washington County, along with the Cities of Beaverton and Hillsboro, continue to work with Metro for implementation of the Metro Bond funds. Some things to note are:



- The Phase I projects are currently in progress. The Housing Authority's Phase I project is pending.
- Draft local implementation strategy (LIS) due date was moved to May 28 BOCC worksession; final plans are tentatively set for approval by Metro Council in August.
- The IGAs (Intergovernmental Agreements) are in draft format; plan to go the Board of Commissioners for approval in July.
- Program roll out is early summer
- Shannon Wilson will be giving presentations in May at multiple cities in Washington County
- **DISCUSSION ITEM:** Washington County Metro Bond Local Implementation Strategy Draft 1

For more up to date information, see the links below:

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>

VIII. RESOLUTIONS/ACTION ITEMS

N/A

IX. ADJOURNMENT