



# **H**OUSING **A**DVISORY **C**OMMITTEE



**Thursday, April 23, 2020  
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 28**

<b>2020 HAC Schedule</b>
Thursday, January 23
Thursday, February 27
Thursday, March 26
Thursday, April 23
Thursday, May 28 - Budget
Thursday, June 25
Thursday, July 23 – No Meeting
Thursday, August 27
Thursday, September 24
Friday, October 16 - Retreat
Thursday, November 19
Friday, December 11 or 18 - Luncheon



**HOUSING ADVISORY COMMITTEE**  
**Teleconference**

1-971-337-3439 MS Teams Call-in Number

Conference ID: 219 710 664#

**April 23, 2020 at 9:00 A.M.**

**AGENDA**

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
  - A. March 26, 2020, Meeting Minutes
- III. DISCUSSION - ORAL COMMUNICATIONS and MEMBER UPDATES**
- IV. EXECUTIVE DIRECTOR’S REPORT**
- V. STAFF REPORTS**
  - A. Financial Statements
  - B. Housing Choice Voucher Program
  - C. Public Housing
  - D. Affordable Housing
  - E. Programs and Special Projects
  - F. Report on Homelessness
  - G. Housing Affordability/Development Initiatives
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. RESOLUTIONS/ACTION ITEMS**
- VIII. ADJOURNMENT**

(for questions contact Melisa Dailey [melisa\\_dailey@co.washington.or.us](mailto:melisa_dailey@co.washington.or.us))



**I. ROLL CALL**

**II. ACTION – APPROVAL OF MINUTES**

March 26, 2020, Meeting Minutes

**III. DISCUSSION**

**MEMBER UPDATES**

**IV. EXECUTIVE DIRECTOR'S REPORT**

All Housing Authority staff are staying safe from COVID-19 so far. We are running a scaled down operation – the lobby is closed to public, and between 30% to 40% of staff are working remotely on any given day. However, we still have some Occupancy Specialists and Managers in the office every day to process interim adjustments and keep up on annual certifications, as well as Finance Department staff due to Budget season. Similarly, HQS inspectors are only working on inspecting units for move-ins.

We are keeping up with notices from HUD and the State of Oregon, as well as our own Washington County, to anticipate funding assistance that becomes available for COVID-19. To keep our Public Housing and voucher clients apprised of how new legislation in regard to COVID-19 will affect them, there is a new COVID-19 Updates page on the Housing Services website. HUD updates can be found here <https://www.hud.gov/coronavirus>.

Governor Brown issued an Executive Order on April 1 that prevents landlords from giving an eviction notice, filing an eviction lawsuit, or charging late fees or penalties for nonpayment due to non-payment of rent, until June 30, 2020, due to the COVID-19 epidemic. Part of the order is also that tenants are required to tell their landlord that they will not be able to pay rent as soon as possible, and to pay as much rent as they can afford to.

For clients in federally subsidized housing, under the CARES Act, a landlord is not allowed to start an eviction case based on nonpayment of rent, fees, or other charges, until July 26, 2020. Landlords are also not allowed to give a termination notice for nonpayment of rent, fees, or other charges between March 27 and July 26, 2020. However, rent and other charges are still building up during this period. For up to date information on the Governor's order, see the Oregon Law Center website <https://oregonlawhelp.org/classroom/public-health-and-coronavirus-covid-19/housing-protections>.

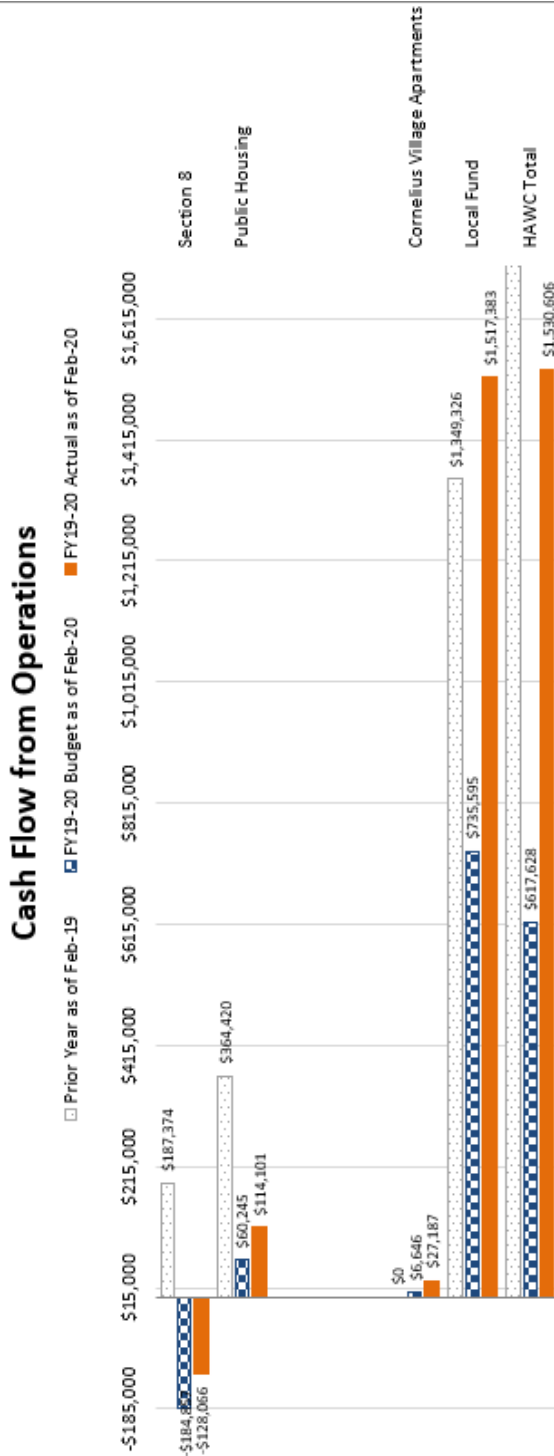
A regional effort to fund Permanent Supportive Housing (PSH) is being spearheaded by Here Together and Metro. On May 17, the Metro Councilors rejected a call by lobbyists, in light of the COVID-19 crisis, to withdraw the measure from the May ballot. If this funding source is approved by the voters, the funds will be routed through Housing Services. We, in turn, will collaborate with Washington County's Health and Human Services and local non-profit services providers to provide the wrap around services.

Thank you,

Komi Kalevor  
Director



V. STAFF REPORTS  
A. Financial Statement  
1. Financial Report to the Housing Advisory Committee  
February 2020



For February FYTD, cash flow from Housing Authority operations of \$1,530,606 was favorable to budget by \$912,978 and unfavorable to the prior year by \$370,514. Please note only 4 programs cash flow from operations is presented, Infinity was not able to produce the needed reports during the transition to Cascade (impacted programs include Kaybern Terrace, Aloha Park and Affordable Housing).

Section 8 cash flow from operations is budgeted to be short of \$184,857 due to additional staff resources needed to manage additional VASH and Mainstream Vouchers awarded in the past few years. Management is assessing the program workflow, streamlining process and managing operating costs. This program had negative cash flow from operations of \$128,066 which was \$56,792 favorable to budget, the favorable variance from the budget is due to vacant positions. The negative cash flow from operations will be covered by the HCV administrative reserve (the balance as of 6/30/2019 was \$972,133).

Public Housing had positive cash flow of \$114,101 which was \$53,857 favorable to budget. The positive variance is due to higher operating subsidy and higher rent paid by the tenants.

Cornelius Village Apartments (14 units) program was acquired in November 2019, cash flow from operations is budgeted to be \$6,646, it's \$27,187 positive cash flow represents 4 months of operation.

Local Fund had positive cash flow of \$1,517,383, favorable to budget by \$781,788 and favorable to the prior year by \$168,057.



V. STAFF REPORTS

**B. Housing Choice Vouchers**  
**1. Section 8 Waiting List**  
*March 2020*

<b>Wait List Time Based on # of HH Members</b>											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	462	134	141	71	38	30	6	5	3	1	<b>891</b>
Average Days	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789

<b>Wait List Based on Gender</b>			
Gender	Female	Male	Total
Total	634	257	<b>891</b>

<b>Wait List Based on Race</b>								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	10	27	218	9	530	44	53	<b>891</b>

<b>Wait List Based on Ethnicity</b>				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	151	737	3	<b>891</b>

<b>Wait List Based on HH Type</b>					
Type	Disabled	Elderly	Family	Other	Total
	226	91	353	221	<b>891</b>

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



**V. STAFF REPORTS**  
**B. Housing Choice Vouchers**  
**2. Operational Performance Measures**  
*March 2020*

**Housing Choice Voucher**

- a) Wait List: HAWC's waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 891 households on the waitlist for March (Feb. 892).
- b) Occupancy Rates:  
Section 8: March 91.94% (February report – 91.4%)  
We had 2,715 vouchers leased up in March (February report – 2,699). Our Annual Contributions Contract (ACC) is 2,953<sup>1</sup> vouchers, so we need to lease up 238 vouchers to reach our authorized capacity.  
HAWC issued 31 vouchers in March. There are 11 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 105.27%<sup>2</sup>. Our goal of budget authority is 95% minimum.

**HCV PROGRAM UPDATE**

The HCV team continues to work with about 40% of staff out of the office. Participants have been contacting us via email and phone; however, there has been a reduction of general questions on housing and more focus on COVID-19 related questions. The Income Limits for Washington County have been updated and implemented for new admission eligibility. Our annual review of Utility Allowances has been completed and will go in effect on 7/1/2020 for Annual Reviews and New Move-ins.

COVID-19 has resulted in many households losing their income and we have been processing an excessive number of interims to capture the changes for our participants. The snapshot below shows some data from April 2020 HAP and some of the work the department has been doing during this time.

(continued on next page)

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<sup>1</sup> Although the housing authority has 2,953 vouchers allocated, due to the utilization of funds (see footnote 2 below) HAWC cannot issue this many vouchers.

<sup>2</sup> The cumulative utilization of HAWC's annual budget authority for 2018 was 97.7%. 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.

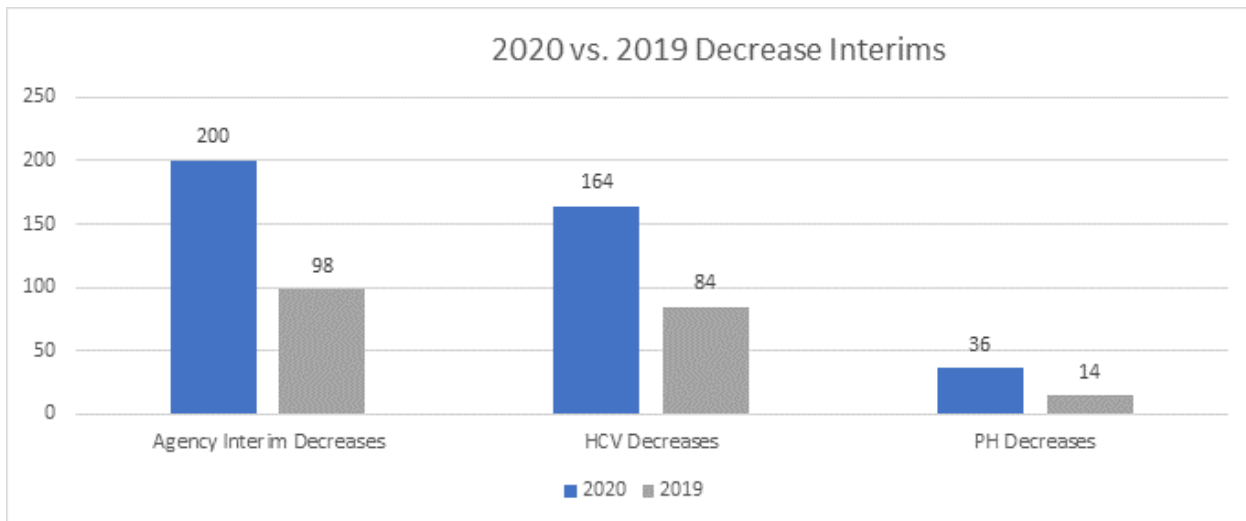




Key Data takeaways:

- 72 more households are reporting \$0 income effective April 1, 2020
- Total agency interims increased 41% over the same period last year
- Increase in over \$41,000 in HAP paid for April 2020 vs. March 2020
  - Averaging \$252 additional HAP per affected household

Date	4/1/2020	4/1/2019	Difference	Percentage
<b>Agency Interims Total</b>	309	183	126	41%
<b>HCV Interims Total</b>	260	167	93	36%
<b>PH Interim Total</b>	49	16	33	67%
<b>Agency Interim Decreases</b>	200	98	102	51%
<b>HCV Decreases</b>	164	84	80	49%
<b>PH Decreases</b>	36	14	22	61%





V. STAFF REPORTS  
C. Public Housing  
1. Operational Performance Measures  
*March 2020*

**PUBLIC HOUSING**

a) Public Housing Average Vacancy Days: Average vacancy days for the month of March 2020 was at 0 (Jan. – 30). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 22.34 days through March 2020. HUD rates 20 days or below as an “A”.

b) Occupancy Rates:  
Public Housing: March 99.2% (February report – 98.8%)

c) 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 February, 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	4.71 hrs.	3 hrs.	24 hrs.
Routine WO's	1.96 days	3 days	25 days

**Work Orders**

- Reported 1,189 year-to-date non-emergency work orders that have been completed in an average of 30.03 days.
- Reported 95% of 38 year-to-date emergency work orders completed within 24 hours.



**V. STAFF REPORTS**  
**C. Public Housing**  
**2. Public Housing Average Vacancy Days**  
*March 2020*

**TURNOVERS/UNIT TURNOVER TIME**

- Maintenance completed zero (0) Public Housing Units due to no turnovers in March.
- For the 19-20 Fiscal Year, Unit Turnover Time was 268 non-exempt days and 17 Capital Improvement exempted days for twelve (12) turnovers averaging 22.34 days per unit.



V. STAFF REPORTS  
D. Affordable Housing  
*March 2020*

**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: 95.2% (30 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): 95.0% (26 vacancies/524 units)
- c) Kaybern Terrace (managed by Infinity): 100% (0 vacancies/12 units)
- d) Aloha Park (managed by Infinity): 97.5% (2 vacancies/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.



V. STAFF REPORTS  
E. 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.

**Project-Based Vouchers**

As of: 4/14/2020

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			8	8				
CPAH	Barcelona	Beaverton			8	8				
CDP	Tigard	Tigard			8				8	
CPAH	Cedar Grove	Beaverton			8					
CPAH	The Knoll*	Tigard	10	10					2	2
CPAH	Red Rock Creek	Tigard			24					
LifeWorks NW	Tom Brewer House	Beaverton					13	13		
Luke-Dorf	Housing TEAM / SAMHSA	Multiple Location	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				
REACH CDC	The Mary Ann	Beaverton			8					
<b>Totals:</b>			<b>15</b>	<b>15</b>	<b>160</b>	<b>112</b>	<b>25</b>	<b>25</b>	<b>21</b>	<b>10</b>
<b>Total Awarded:</b>			<b>221</b>							
<b>Total Project-Based:</b>			<b>162</b>							

**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: 64
  - 47 Section 8 participants
  - 17 Public Housing participants
- Total Escrow Balance: \$460,260.06
- Highest Escrow Balances
  - \$33,437 Section 8
  - \$26,166 Public Housing

FSS Program Update

- FSS is recruiting from the FSS waitlist. The program has a capacity of 75 participants.



IV. REPORT OF SECRETARY  
F. Report on Homelessness

March 2020

**COVID-19 RESPONSE FOR UNHOUSED POPULATIONS**

- Coronavirus (COVID-19) Response Plan. On Monday, 3/16/2020, the Washington County Emergency Operation Center (EOC) transitioned the Mass Care/Sheltering Unit from virtual to physical EOC response under the lead direction of Annette Evans.
- On 3/17/2020 the Board of County Commissioners received a plan to address five-strategic areas of response as follows, with updates in *italics*:
  - 1) Sustain existing services and homeless response system.
    - a. *Community Connect assessments continue through a virtual/phone assessment process;*
    - b. *Daily Situation-Status Reports were sent to community partners to provide information and coordination in sustaining existing services and address gaps in the response system due to changes in location, hours of operation, staffing, etc.*
    - c. *Provide resources and support to Day Centers in transitioning to day-space model that limits the number of people entering the center or moving the center operations outside under tents to create distance between homeless individuals.*
    - d. *Submitted to County Government Affairs staff the need to secure funds for nonprofit agencies who experience a shortfall in funding due to overtime paid for staff in lieu of community volunteers, personal protective equipment and other supplies purchased to support sanitizing office and program space, cancellation of fundraising events, etc.*
  - 2) Enhance communication and provided education through outreach to homeless encampments.
    - a. *Coordinated donation of personal assistance care kits (PACKs) provided by Love, Inc. of Tigard, Tualatin and Sherwood.*
    - b. *Responded to encampments to meet with homeless and delivered bilingual information on COVID-19, resource contact information, and food/snacks that were delivered to 309 homeless individuals.*
  - 3) Identify locations and provide sanitation (e.g. handwashing stations and portable restrooms).
    - a. *Leveraged the work of the homeless encampment outreach and education to identify locations for placing of handwashing stations and portable restrooms in unincorporated areas and in coordination with city officials.*
  - 4) Extend winter shelter capacity through 5/31/2020.
    - a. *On 3/18/2020, Oregon Housing & Community Services (OHCS) awarded \$250,000 to extend winter shelter operations and provide hotel vouchers. Community Action is the recipient of funds and is coordinating and managing the operation of these resources.*



- b. *Beaverton SWS expanded their congregate shelter operations to open daily providing overnight shelter and meals through 5/31/2020.*
  - c. *Additional congregate shelter locations are being planned to open in Hillsboro and Beaverton, with extensive work performed to consider alternative sites in Cornelius and Hillsboro.*
- 5) Create a respite shelter/temporary housing for COVID+ and COVID symptomatic populations.
- a. *On 3/18/2020, the EOC Shelter Branch was tasked to open and operate a respite shelter for COVID+ and COVID symptomatic homeless persons.*
  - b. *On 4/1/2020, Washington County opened a 114 Room hotel with EMT's and Shelter Aide positions hired by Washington County. The respite shelter is located at the Comfort Inn & Suites in Hillsboro next to the Fairgrounds. Individuals at the non-medical respite shelter are quarantined for up to 14-days from positive test for COVID-19 and provided 3 meals daily with a wellness check (e.g. temperature check and response to questions). The respite shelter is staffed 24-hours/7-days a week through May 31, 2020, with hospitals, health clinics and County Public Health staff making referrals following positive COVID test results.*
  - c. *On April 13, Washington County expanded the respite shelter to provide isolation shelter for individuals with symptoms that match COVID-19.*
  - d. *Discharge planning and case conference supports are provided in partnership with the community provider staff that are working with the COVID+ and COVID symptomatic persons. Homeless individuals are encouraged to complete a Community Connect assessment while in recovery at the respite shelter, and chronic homeless individuals will be added to the Built For Zero By-Name List.*
- Please share the Symptom Checker as a tool to guide individuals in seeking medical attention and/or COVID testing <https://c19oregon.com/start>

### **PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES**

- *HereTogether coalition convened elected officials and providers across the tri-county regional to identify a regional approach with a new funding stream to address homelessness through supportive housing services. HereTogether partnered with Metro Council to refer a ballot measure to the May 19 Primary Election that would fund homeless services and housing stability resources.*  
<https://heretogetheroregon.org/>
- *Tri-County Equitable Housing Strategy to Expand Supportive Housing for People Experiencing Chronic Homelessness is being implemented through local and regional efforts. Jes Larson, Metro, is hosting a series of regional meetings with staff from each of the tri-county jurisdictions to address the service funds to support the permanent supportive housing (PSH) activities outlined in the report and discussion on a regional emergency shelter application that will seek capital funds through a future notice of funding by the Oregon Housing & Community Services (OHCS).*  
<https://www.csh.org/resources/tri-county-equitable-housing-strategy-to-expand-supportive-housing-for-people-experiencing-chronic-homelessness/>





## **HOMELESS SYSTEM FUNDING, REPORTING AND ACTIVITIES**

- Built for Zero (BfZ) is a national initiative aimed at ending chronic homelessness through a comprehensive list of persons and prioritizing the most vulnerable for housing. A By-Name Case Conferencing List is prepared using data extrapolated from HMIS that is prioritized by vulnerability/assessment score and length of time homelessness. The By-Name List will track inflow (new) and outflow (recently housed or no longer in the community) data on chronically homeless in our community. The 4/10/2020 Case Conferencing session was cancelled due to COVID-19 with a virtual session being scheduled on 4/24/2020.



<https://www.co.washington.or.us/Housing/EndHomelessness/by-name-case-conferencing.cfm>

- OHCS and the U.S. Department of Housing & Urban Development (HUD) convene statewide data sharing forum. In recognition of the need for consistent and accurate data gathering and statewide reporting to inform policy choices regarding homelessness, SB 5512 Budget Note provides that OHCS will report on options to implement a statewide Homeless Management Information System (HMIS) that enables clear outcome tracking for homeless persons. A series of monthly stakeholder meetings will be held to collect best practices, assess current HMIS and technical infrastructure and develop a recommendation by the end of June 2020.
- Washington County Public Safety Levy funds \$900,000 annually to operate low-barrier family and youth shelters through a 5-year levy. Ballot Measure 34-296 will include a first-time increase from \$.42 cents per thousand to \$.47 cents per thousand. A component of the levy is to continue funding of the shelters, add housing and employment navigator positions to work across the shelter network, and provide short-term rent assistance to re-house survivors of domestic violence in a Sojourner's House program.
- Homeless Encampments continue to increase in number as the winter shelters close for the season. More than 500 households exited the shelters this winter with 2% exit to housing and the balance exit to the streets and living in vehicles. During the COVID public health emergency, homeless were asked to shelter-in-place to reduce the risk of exposure.



## **COMMUNITY ENGAGEMENT**

- Emergency Shelter for Adult-only Households remains a significant gap with zero year-round beds for adults in Washington County. Brenda Durbin, Clackamas County, is convening representatives from Multnomah, Washington and Clackamas to discuss a regional application to OHCS in response to a capital funding notice anticipated in early 2020. Siting a shelter location is underway with review of public



surplus property, discussion on expanding an existing shelter that will allow reprogramming of a family shelter, as well as review of property on the market that could be acquisitioned.



STAFF REPORTS

G. 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.

**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 2020 Land Use & Transportation (LUT) Housing workplan is:

**2020 Housing Affordability/Housing Bill (HB) 2001 Implementation**

LUT will collaborate with Housing Services and Community Development departments to modify County regulations to encourage development of a greater variety of housing types and enhance housing affordability and ensure compliance with state law changes in HB 2001 and 2003. Options being explored in 2020 include:

- a) HB 2001/2003 Rulemaking Advisory Committee and TAC participation
- b) Density bonuses and other incentives for affordable housing
- c) Encouraging a greater variety of housing types, including smaller housing types and alternative arrangements (e.g., cottage or cluster housing, micro-housing, tiny houses)
- d) Considering possible Community Development Code (CDC) changes to allow affordable multifamily uses in the Institutional land use district
- e) Middle housing CDC cleanup (Phase I)

**HOUSING DEVELOPMENT PROJECTS**

**Project Status:** Under construction.

Fields Apartments (Tigard)			
<b>Retail</b>	<b>Housing Units: 264</b>		
~100,000 SF GFA	128 1BR	104 2BR	32 3BR
<b>Ownership:</b> Partnership of Housing Authority/DBG		<b>Total Project Costs:</b> \$60.4M	
		<b>Funding:</b> \$9.8M LIFT; LIHTC; Conduit Bonds	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>• Construction start: August 2018. March 31 – 60% complete.</li> </ul>			



**Project Status:** Finance closing in June 2020.

CDP Metro Bond Project (Tigard)			
<b>Housing Units: 81</b>		<b>Project Based Vouchers: 8</b>	<b>VASH Vouchers: 8</b>
0 Studio	26 1BR	45 2BR	10 3BR
<b>Ownership:</b> Partnership of Housing Authority/CDP		<b>Total Project Costs:</b> \$32.9M <b>Funding:</b> Metro Bond; 4% LIHTC	
<b>Project Update:</b> <ul style="list-style-type: none"> <li>Received final approval from the BOCC on April 7, 2020. Metro approval is expected in April.</li> <li>4% tax LIHTC application submitted September 2019</li> <li>Concept endorsement from Metro approved in July 2019</li> </ul>			

**Project Status:** To be released in RFP to local non-profits.

SW 170 <sup>th</sup> & Rosa (Aloha)	
<b>4 Units Workforce Housing</b>	
<b>Ownership:</b> Washington County	<b>Total Project Costs:</b> \$
<b>Project Update:</b> <ul style="list-style-type: none"> <li>Property is Washington County surplus land</li> <li>Goal is for Housing Authority to acquire this property in 2020</li> <li>4 R-5 lots Single Family. May look at higher density; Unit size/type/development costs unknown</li> <li>Target 80% MFI</li> </ul>	

### Partner Development Projects

**Project Status:** Under construction.

Red Rock Creek Commons (Tigard)			
<b>Housing Units: 48</b>		<b>Project Based Vouchers: 24</b>	
0 Studio	48 1BR	0 2BR	0 3BR
<b>Ownership:</b> CPAH		<b>Total Project Costs:</b> \$18.4 <b>Funding:</b> LIFT; 4% LIHTC; HPOF	
<b>Project Update:</b> <ul style="list-style-type: none"> <li>Successful in receiving LIFT award from OHCS. Also uses 4% tax credits.</li> <li>All units are for &lt;50% AMI; 24 units are for mental health housing in partnership with Luke-Dorf</li> </ul>			

**Project Status:** Under construction.

Montebello (Hillsboro)			
<b>Housing Units: 48</b>			
0 Studio	24 2BR	21 3BR	3 4BR
<b>Ownership:</b> Bienestar		<b>Total Project Costs:</b> <b>Funding:</b>	
<b>Project Update:</b> <ul style="list-style-type: none"> <li>Anticipated completion March 11</li> <li>Will possibly have a rededication ceremony</li> <li>Rehabilitation project. Constructed in 1989.</li> </ul>			

**Project Status:** Under construction.

Cedar Grove (Beaverton)			
<b>Housing Units: 44</b>		<b>Project Based Vouchers: 8</b>	
4 Studio	26 1BR	7 2BR	7 3BR
<b>Ownership:</b> CPAH		<b>Total Project Costs:</b> \$15.7M <b>Funding:</b> 9% LIHTC, HOME, GHAP	
<b>Project Update:</b> <ul style="list-style-type: none"> <li>Successful 9% NOFA application in August 2018</li> <li>Washington County property</li> </ul>			



## VI. OLD BUSINESS

## VII. NEW BUSINESS

### **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 was approved by Metro in July. Closing is tentatively scheduled for June 2020.
- Washington County's NOFA was released on March 16, 2020 and is published on our website. Several developers requested an extension of the application due date. A recommendation for a two-week extension is under review by the Board of Directors.
- Recruitment is under way for an Affordable Housing Development Coordinator to assist with Metro Bond implementation as well as other development work in the department.

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

Link to Washington County's Bond website:

<https://www.co.washington.or.us/Housing/AffordableHousingBond/index.cfm>

Link to Washington County's March 2020 NOFA:

<https://www.co.washington.or.us/Housing/AffordableHousingBond/funding-announcements.cfm>

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

## IX. ADJOURNMENT