



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



**Thursday, August 20, 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:

September 24

2020 HAC Schedule
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 20
Thursday, September 24
Friday, October 16 - Retreat
Thursday, November 19
Friday, December 11 or 18 - Luncheon



HOUSING ADVISORY COMMITTEE
Teleconference

1-253-215-8782 Zoom Call-in Number

Conference ID: 232 315 3086

PW: 479810

August 20, 2020 at 9:00 A.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. March 26, 2020 Meeting Minutes
 - B. April 23, 2020 Meeting Minutes
 - C. May 8, 2020 Meeting Minutes
 - D. June 25, 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**
 - A. HAC October Housing Forum
- VII. NEW BUSINESS**
 - A. Metro Bond Update – Review of NOFA Applications
 - B. Shortfall
 - C. Occupancy Standards
- VIII. RESOLUTIONS/ACTION ITEMS**
- IX. ADJOURNMENT**



I. ROLL CALL

II. ACTION – APPROVAL OF MINUTES

March 26, 2020 Meeting Minutes
April 23, 2020 Meeting Minutes
May 8, 2020 Meeting Minutes
June 25, 2020 Meeting Minutes

III. DISCUSSION

MEMBER UPDATES

IV. EXECUTIVE DIRECTOR’S REPORT

All Housing Authority staff are still safe from COVID-19. We are still running a scaled down operation – the lobby is open limited hours to the public, and between 30% to 40% of staff are working remotely on any given day. We have 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 in office due to auditing. Similarly, HQS inspectors are only working on inspecting units for move-ins.

The County is still in Phase I. Under Phase I, staff not from a high-risk group have returned in phases and as needed to support in-person services; telework is encouraged whenever it is possible; and strict physical distancing is in place.

On August 4th, the Housing Authority Board of Directors heard an update on our voucher program and shortfall due to COVID-19. We’ll give a presentation on this during the Aug. 20 HAC meeting.

We’ll also be going over the seven Metro Bond NOFA applications during this meeting. They were reviewed by staff for completion and by the evaluation committee on June 29. Review and approval by HAC will allow us to bring the projects forward to BOCC for worksession August 25, BOCC approval on Sept. 1, and then forward to Metro staff for final approval.

Help us welcome Andrew Compton, our new Affordable Housing Development Coordinator, who was hired to help us with the Metro Bond. Prior to coming to the County, he worked for the City of Hillsboro.

Additionally, our 264-unit project in Tigard, The Fields, began taking applications around July 1 and currently has an interested person list.

Please stay healthy, everyone.

Komi Kalevor
Director



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

<will be presented at the HAC meeting>



V. STAFF REPORTS
B. Housing Choice Vouchers
1. Section 8 Waiting List
July 2020

Wait List Time Based on # of HH Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	438	129	134	70	39	28	5	5	3	1	852
Average Days	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914	1,914

Wait List Based on Gender			
Gender	Female	Male	Total
Total	608	244	852

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	8	27	216	9	501	43	48	852

Wait List Based on Ethnicity				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	144	708	0	852

Wait List Based on HH Type					
Type	Disabled	Elderly	Family	Other	Total
	194	91	349	219	852

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
July 2020

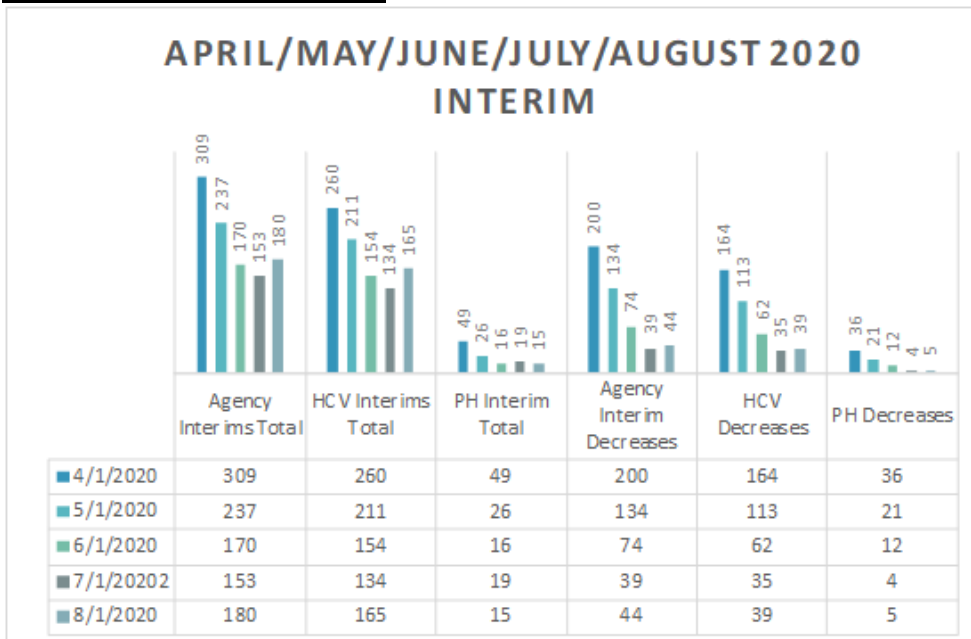
Housing Choice Voucher

- a) Wait List: HAWC’s waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 852 households on the waitlist for July (June 852).
- b) Occupancy Rates:
Section 8: July 90.21% (June report – 90.72%)

We had 2,664 vouchers leased up in July (June report – 2,679). Our Annual Contributions Contract (ACC) is 2,953¹ vouchers, so we need to lease up 289 vouchers to reach our authorized capacity.

HAWC issued 32 vouchers in July. There are 148 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 108.90%². Our goal of budget authority is 95% minimum.

HCV PROGRAM UPDATE



¹ 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.

² 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.



General Updates:

Staff continue to work remotely about one day a week as the office is open to the public on limited hours. Due to shortfall, moves and port-outs are being monitored and denied if the family requests to move to a more expensive area.

Operation Lemonade was underway the week of July 20th for families that signed up for at home camp packets sponsored by Camp Rosebaum. Inspector Ron Potter delivered 60 backpacks full of supplies to the HAWC families that had a 9-12-year-old in the household and signed up.

The voucher team celebrated the following staff members that have been a part of the Housing Department and County. We appreciate their commitment and service to the residents of Washington County.

Diahann Terzich – 15 years
Dora Stone – 15 years
Peter Ladley – 20 years
Ron Potter – 5 years



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

PUBLIC HOUSING

a) Public Housing Average Vacancy Days: Average vacancy days for the month of July 2020 was at 29.67 (May 59.5). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 29.67 days through July 2020. HUD rates 20 days or below as an “A”.

b) Occupancy Rates:
Public Housing: July 99.6% (May report – 98.4%)

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 May, 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	2.16 hrs.	3 hrs.	24 hrs.
Routine WO's	16.08 days	3 days	25 days

Work Orders

- Reported 230 year-to-date non-emergency work orders that have been completed in an average of 16.08 days.
- Reported 100% of two (2) year-to-date emergency work orders completed within 24 hours.



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

TURNOVERS/UNIT TURNOVER TIME

- Maintenance completed three (3) Public Housing Units turnovers in July.
- For the 20-21 Fiscal Year, Unit Turnover Time was 89 non-exempt days and 3 Capital Improvement exempted days for three (3) turnovers averaging 29.67 days per unit.



V. STAFF REPORTS
D. Affordable Housing
July 2020

HAWC's AFFORDABLE HOUSING PORTFOLIO

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

Total Occupancy: 94.3% (36 vacancies/629 units)

- a) Local Fund Properties (managed by HAWC and/or contractors) 92.3% (1 vacancy/13 units).
- b) Affordable Housing Properties (managed by Cascade Property Management): 94.3% (30 vacancies/524 units)
- c) Kaybern Terrace (managed by Cascade Property Management): 91.7% (1 vacancy/12 units)
- d) Aloha Park (managed by Cascade Property Management): 95.0% (4 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.

HAWC PARTNERSHIP AFFORDABLE HOUSING PROJECTS

	Project Name	City	St.	1 BR	2BR	3 BR	4 BR	Total Units	Year Completed
1	Covey Run	Forest Grove				26	14	40	2001
2	Gateway Commons	Hillsboro		18	51	44		113	2004
3	Quatama Crossing	Beaverton		222	423	66		711	2006
4	The Orchards at Orenco Station	Hillsboro		40	17			57	2015
5	The Orchards at Orenco II Station	Hillsboro		44	14			58	2016
6	The Orchards at Orenco III Station	Hillsboro			33	19		52	2018
7	Sunset View Apartments	Beaverton		88	112	36		236	2016
8	The Fields	Tigard		128	104	32		264	2020
9	Willow Creek Crossing	Hillsboro	38	71	11			120	2020
	TOTAL	-	38	611	765	197	14	1,651	



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					
Totals:			15	15	160	112	25	25	21	10
Total Awarded:			221							
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.



Project-Based Vouchers - Waitlist openings

The Housing Authority of Washington County (HAWC) will accept applications for two new Project Based Rental Assistance programs effective August 24, 2020, for new construction units to be leased in late October/early November 2020. The projects include:

Red Rock Creek Commons – 1-bedroom units with a preference given to disabled applicants that can benefit from the services provided at the complex.

Cedar Grove – Studio, 1, 2, and 3-bedroom apartments, accepting applications from all households.

Total Contract	Total Leased	Utilization Rate
163	156	96%
Data		
Projects Leased	Currently Leased	Contracted Eligible Units
Alma Gardens	8	8
Alma Gardens VASH	5	5
Barcelona	8	8
Bridge Meadows	8	8
Cornelius Place	11	11
Fir Crest Manor	13	14
Housing Team / SAMHSA	4	4
Orchards	24	24
PLUSS	11	12
Pomeroy Place	13	15
Pomeroy Place VASH	5	5
Sunset View	23	24
The Knoll	8	9
The Knoll VASH	3	3
Tom Brewer House	12	13
Grand Total	156	163
Pending Projects	Online	Contracted Eligible Units
Red Rock Creek Commons	Fall 2020	24
Cedar Grove	Fall 2020	8



FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

Participant Information (6/30/20):

- Total current FSS households: 60
 - 46 Section 8 participants
 - 14 Public Housing participants
- Total Escrow Balance: \$426,951.06
- Highest Escrow Balances
 - \$34,646 Section 8
 - \$28,639 Public Housing

FSS Program Update

The FSS team continues to work on close file reviews of each of the 68 families currently participating in the program. Current program goals include onboarding four existing staff members to a part time FSS caseworker role and completing the FSS coordinator grant application to ensure \$68,424 dollars of continued funding for program staffing. FSS caseworkers have recently attended additional trainings online with our IDA partner, and through HUD exchange, and held regular meetings with the program coordinator.

Recent program successes include helping an FSS graduate access \$12,000 dollars of Individual Development Account (IDA) savings for a home purchase. This homebuyer was a former program participant who was able to achieve an early graduation from FSS and from housing assistance after going to “zero HAP” status in 2019. She continued to save and accrue matched funds through HAWC’s partnership with the CASA IDA program. She is proud to have reached her goal of homeownership this summer.



IV. REPORT OF SECRETARY
F. Report on Homelessness

July 2020

COVID-19 RESPONSE FOR UNHOUSED POPULATIONS

- Coronavirus (COVID-19) Response Plan. Washington County moved into Phase 1 Reopening on 6/1/2020 with key strategies identified to prevent disease transmission within the houseless population.
 - 1) The Comfort Inn Respite Shelter operations are extended through 12/31/2020 to provide isolation for COVID+/COVID symptomatic or quarantine shelter due to COVID exposure.
 - 2) Reopened Family Promise of Beaverton and Family Promise of Tualatin Valley shelters that reduced staffing/closed in March following Governor Brown's Executive Order to Stay Home, Stay Safe resulting in the closure of church facilities that operated as overnight shelter facilities.
 - 3) On 8/4/2020 Washington County Housing opened Safe Sleep Village to provide 50 houseless persons to provide physical distancing and sanitation for houseless campers living in encampments with 20 or more people. Washington County is subcontracting with Project Homeless Connect to manage the site through 12/1/2020.
 - 4) Operating hotel voucher program for 20 high-risk houseless households.
 - 5) RV Parking and/or placing of sanitation equipment co-located near campsites and funding to extend Safe Sleep Village, as needed.



PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES

- Metro Measure 26-210 Regional Supportive Housing Services Program was passed by the voters on 5/19/2020. The Board of County Commissioners received a presentation at the 6/16/2020 Board Worksession to review the proposed timeline for community engagement, development of the Local Implementation Plan (LIP) and signing of the Intergovernment Agreement (IGA) with Metro. Revenue is anticipated in 2nd quarter of 2021. More information is available on the Metro website at <https://www.oregonmetro.gov/public-projects/supportive-housing-services>.

Washington County will hire a consultant to lead the Community Engagement activities and a Technical Writer for development of the LIP. A 21-member LIP Committee has been developed including members of the HSSN, HPAC, culturally specific organizations, and other community service providers to perform gaps analysis, identify priority needs and develop strategies for inclusion in the LIP. The first meeting is planned August 27. Washington County will be launching a website to host documentation and updates on the LIP process.

HOUSELESS 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 houseless.

- In the first 5-months of implementation, 44 adults with nearly 131 years of houselessness moved into permanent supportive housing.
- Current challenge is gaps in permanent supportive housing subsidy to continue leasing as the CoC Program is over-leased. Working to rehouse chronic houseless disabled persons 50 years and older on the Kaiser Metro 300 program.

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

COMMUNITY ENGAGEMENT

- Emergency Shelter for Adult-only Households remains a significant gap with zero year-round beds for adults in Washington County. This initiative has been placed on hold due to the COVID-19 response and the OHCS delay in releasing a Notice of Funding Available. The Metro Supportive Housing Services (SHS) levy may be identified as a funding source to address this critical need in our local CoC. Clackamas County is addressing a similar critical gap in their CoC and looking at the use of Metro SHS funds to address the gap.
- Severe Weather Shelter Response Plan for winter 2020/2021 will be modified to comply with CDC requirements in response to the COVID pandemic. Washington County Housing has convened the eight shelter providers and County Public Health staff to review the model to create five (5) shelter facilities that each operate as a community-based “HUB” where local houseless can enroll in a 90-day shelter program. This model aims to prevent and reduce COVID disease transmission by providing stable shelter in one location, as compared to prior years where houseless persons moved from shelter to shelter each night given the shelters were self-funded and were open only one or two nights a week. Washington County Housing will subcontract \$800,000 in ESG and EFSP CARES Act funds to support this new model. <https://www.co.washington.or.us/Housing/EndHomelessness/severe-weather-shelter-response-plan.cfm>



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.

The Viewfinder (Tigard)			
Housing Units: 81		Project Based Vouchers: 8 PBV + 8 VASH	
0 Studio	25 1BR	46 2BR	10 3BR
Ownership: Community Development Partners/HAWC Special Limited Partner		Total Project Costs: \$32.6M Funding: \$11.4M Metro Bond / \$12.1M 4% Tax Credits / \$7.7M Private Activity Bonds	
Project Update:			
<ul style="list-style-type: none"> • Construction start: June 2020. • Project completion: December 2021. • Washington County's Phase I Metro Bond project 			



Project Status: Under construction.

The Mary Ann (Beaverton)			
Housing Units: 54		Project Based Vouchers: 8 PBV	
0 Studio	25 1BR	26 2BR	3 3BR
Ownership: REACH		Total Project Costs: \$22.5 M Funding: \$3.0M Metro Bond; \$12.0M 9% Tax Credits	
Project Update:			
<ul style="list-style-type: none"> • Construction start: June 2020. • Project completion: August 2021. • Beaverton's Phase I Metro Bond project 			

Project Status: Currently leasing up.

Fields Apartments (Tigard)			
Retail		Housing Units: 264	
~100,000 SF GFA	128 1BR	104 2BR	32 3BR
Ownership: Partnership of Housing Authority/DBG		Total Project Costs: \$60.4M Funding: \$9.8M LIFT; LIHTC; Conduit Bonds	
Project Update:			
<ul style="list-style-type: none"> • Project completion is late Summer 2020. 			

Project Status: Construction is under way.

The Viewfinder (Tigard)			
Housing Units: 81		Project Based Vouchers: 8	VASH Vouchers: 8
0 Studio	26 1BR	45 2BR	10 3BR
Ownership: Partnership of Housing Authority/CDP		Total Project Costs: \$32.9M Funding: Metro Bond; 4% LIHTC	
Project Update:			
<ul style="list-style-type: none"> • Received final approval from the BOCC on April 7, 2020, and Metro on May 5, 2020. • Planning a video to celebrate groundbreaking in lieu of an in-person event • 4% tax LIHTC application submitted September 2019 • Concept endorsement from Metro approved in July 2019 			

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

SW 170 th & Rosa (Aloha)	
4 Units Workforce Housing	
Ownership: Washington County	Total Project Costs: \$
Project Update:	
<ul style="list-style-type: none"> • Property is Washington County surplus land • Goal is for Housing Authority to acquire this property in 2020 • 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: Nearly complete; currently pre-leasing.

Red Rock Creek Commons (Tigard)			
Housing Units: 48		Project Based Vouchers: 24	
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; 24 units are for mental health housing in partnership with Luke-Dorf 			

Project Status: Project is complete.

Montebello (Hillsboro)			
Housing Units: 48			
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: Nearly complete; currently pre-leasing.

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

VI. OLD BUSINESS

October Housing Forum – update on the 2020 forum planning.

VII. NEW BUSINESS

1. Metro Bond Updates

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:

PRESENTATION: Staff will review NOFA proposals and additional opportunity to collaborate with the City of Beaverton on a project in South Cooper Mountain. The evaluation process to date has included a staff review, review by third party financial analysis consultant, and the Metro Bond Evaluation Committee. Staff will present a slate of projects recommended for Concept Endorsement to the Board of Commissioners at their August 25 Work Session. The recommendations are informed by the evaluation of projects to date as well as input from HAC members at this meeting.

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>

2. Shortfall

PRESENTATION: The Housing Authority projects a shortage of \$261,737 to the housing choice voucher program in 2020. But, we anticipate Federal CARES funds to be allocated to cover this shortfall.

3. Occupancy Standards

PRESENTATION: The Housing Authority currently is allocated 3,700 vouchers but is only able to utilize 2,700. This is due to being a high cost area, but also due to current occupancy standards. Staff will present information and options that will enable the Housing Authority to put more vouchers into the community.

VIII. RESOLUTIONS/ACTION ITEMS

Washington County Metro Bond NOFA

Staff will present the Washington County 2020 Metro Bond project recommendations.

MOTION REQUIRED: Approve the Washington County 2020 Metro Bond projects for submission to the Washington County Board of Commissioners on August 25, 2020.

IX. ADJOURNMENT