



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



**Thursday, February 25, 2021  
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:

**March 25, 2021**

<b>2021 HAC Schedule</b>
Thursday, January 28
Thursday, February 25
Thursday, March 25
Thursday, April 22
Thursday, May 27 - Budget
Thursday, June 24
Thursday, July 22 – No Meeting
Thursday, August 26
Thursday, September 23
Friday, October 8 or 15 - Retreat
Thursday, November 18
Friday, December 3 or 10 - Luncheon



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

1-346-248-7799 Zoom Call-in Number

Webinar ID: 820 5677 8280

PW: 733202

**February 25, 2021 at 9:00 A.M.**

**AGENDA**

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
  - A. January 28, 2021
- 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**
- IX. ADJOURNMENT**



**I. ROLL CALL**

**II. ACTION – APPROVAL OF MINUTES**

1 – January 28, 2021 meeting minutes

**III. DISCUSSION**

**MEMBER UPDATES**

**IV. EXECUTIVE DIRECTOR’S REPORT**

After being in the extreme risk category since December 3, 2020, starting February 12, 2021 Washington County (along with Multnomah and Clackamas Counties) is now in the “high risk” category which is the second highest level of risk. Under “high risk”, our staff continue to be in the office at about 60% of normal and wear masks 100% of the time unless they have an office with a door that closes; telework is still encouraged whenever possible; and strict physical distancing is in place. Staff will be able to see clients on an appointment-only basis. See this link for more information on COVID-19 risk levels <https://coronavirus.oregon.gov/Pages/living-with-covid-19.aspx>). Currently, all housing staff are healthy and free of COVID-19.

The Moving To Work (MTW) application is still in process. The Metro Supportive Housing Services Local Implementation Plan (LIP) is moving along toward completion with three upcoming dates at Board of County Commissioners meetings – February 23 work session, March 16 work session, and the April 6 regular meeting. The PHA Plan started a 45-day public hearing process on February 19.

In hiring and staffing news, Leslie Gong was hired as the new Affordable Housing Coordinator. She previously worked for the County at the Respite Shelter, so she has hit the ground running! A Housing Development Program Coordinator will be recruited soon which will replace the position vacated by Shannon Wilson; the vacant occupancy specialist positions are in the advertising and hiring process.

Staff continue to work with Building Services to ready our new space at Adam’s Crossing. We are all very excited to have more room for staff and space better suited to the work that we do.

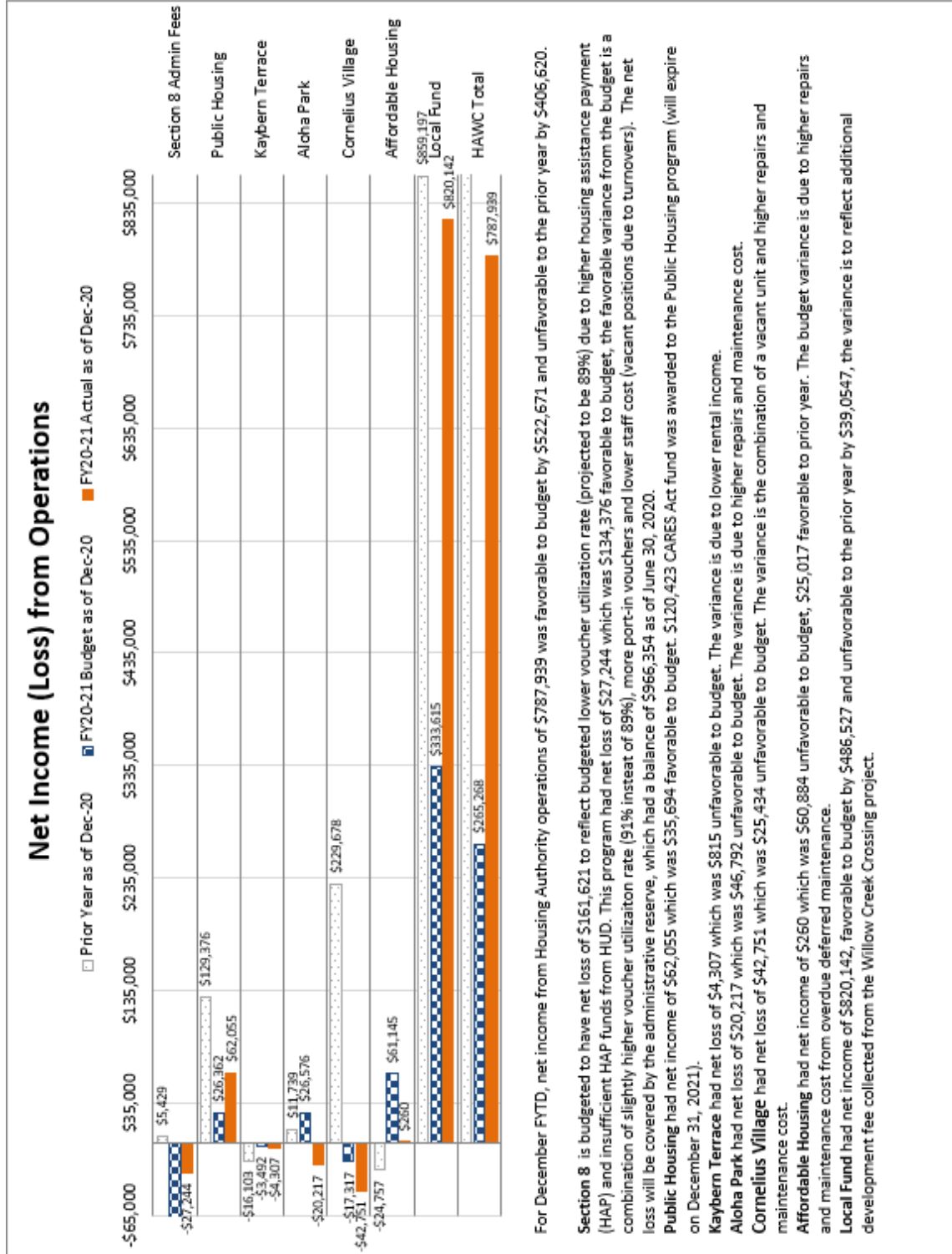
Please stay healthy, everyone.

Komi Kalevor  
Director



V. STAFF REPORTS  
A. Financial Statement

1. Financial Report to the Housing Advisory Committee  
December 2020





**V. STAFF REPORTS**  
**B. Housing Choice Vouchers**  
**1. Section 8 Waiting List**  
*January 2021*

<b>Wait List Time Based on # of HH Members</b>											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	467	136	138	69	35	30	5	5	3	1	<b>889</b>
Average Days	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095

<b>Wait List Based on Gender</b>			
Gender	Female	Male	Total
Total	632	257	<b>889</b>

<b>Wait List Based on Race</b>								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	8	28	219	11	532	42	49	<b>889</b>

<b>Wait List Based on Ethnicity</b>				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	146	743	0	<b>889</b>

<b>Wait List Based on HH Type</b>					
Type	Disabled	Elderly	Family	Other	Total
	220	95	349	225	<b>889</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**  
*January 2021*

**Housing Choice Voucher**

a) Wait List: HAWC's waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 889 households on the waitlist for January.

b) Occupancy Rates:  
Section 8: January 86% (December 86%)

We had 2,570 vouchers leased up in January 2021 (2,561 December 2020). Our Annual Contributions Contract (ACC) is 2,977<sup>1</sup> vouchers, so we need to lease up 416 vouchers to reach our authorized capacity.

HAWC issued 8 vouchers in January. There are 73 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 96.9%<sup>2</sup>. Our goal of budget authority is 95% minimum.

**HCV PROGRAM UPDATE**

**General Updates:**

In an effort to increase lease up and HAP spending, the HCV program will increase the Voucher Payment Standard in May of 2021. In addition, we will issue over 300 vouchers off the waitlist to increase voucher lease up.

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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 voucher.

<sup>2</sup> The cumulative utilization of HAWC's annual budget authority for 2020 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.





V. STAFF REPORTS  
C. Public Housing  
1. Operational Performance Measures  
*January 2021*

**PUBLIC HOUSING**

a) Public Housing Average Vacancy Days: Average vacancy days for the month of January 2021 was at 42 (December 44). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 33 days through January 2021. HUD rates 20 days or below as an “A”.

b) Occupancy Rates:  
Public Housing: January 99.2% (December – 99.2%)

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 January, 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 hrs.	3 hrs.	24 hrs.
Routine WO's	19.21 days	3 days	25 days

**Work Orders**

- Reported 81 year-to-date non-emergency work orders that have been completed in an average of 35.60 days.
- Reported 91% of twenty-two (22) year-to-date emergency work orders completed within 24 hours.



**V. STAFF REPORTS**  
**C. Public Housing**  
**2. Public Housing Average Vacancy Days**  
*January 2021*

**TURNOVERS/UNIT TURNOVER TIME**

- Maintenance completed one (1) Public Housing Unit turnover in January, with a turnover time of 42 non-exempt days.
- For the 20-21 Fiscal Year, Unit Turnover Time was 253 non-exempt days and 4 Capital Improvement exempted days for seven (7) units averaging 36.14 days per unit.



V. STAFF REPORTS  
D. Affordable Housing  
January 2021

**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: 97.5% (16 vacancies/643 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): 97.8% (12 vacancies/538 units)
- c) Kaybern Terrace (managed by Cascade Property Management): 100% (0 vacancy/12 units)
- d) Aloha Park (managed by Cascade Property Management): 96.3% (3 vacancies/80 units)

**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
	<b>TOTAL</b>	-	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.

Total Contract	Total Leased	Utilization Rate
195	186	95%*
Data		
Projects Leased	Sum of Leased	Sum of Eligible Units
Alma Gardens	8	8
Alma Gardens VASH	5	5
Barcelona	8	8
Bridge Meadows	8	8
Cornelius Place	11	11
Cedar Grove	4	8
Fir Crest Manor	14	14
Housing Team / SAMHSA	3	3
Orchards	24	24
PLUSS	10	12
Pomeroy Place	14	15
Pomeroy Place VASH	4	5
Red Rock Creek Commons	24	24
Sunset View	24	24
The Knoll	9	9
The Knoll VASH	3	3
Tom Brewer House	13	13
<b>Grand Total</b>	<b>186</b>	<b>194</b>
CPD (Tigard Triangle)	2021?	(8 VASH, 8 Regular) 16
The Mary Ann	2021?	8
<b>Total HAP and AHAP</b>		<b>235</b>

\*The reduction in utilization is due to the new buildings coming online, this will correct in the coming months.

**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 Projects Update**

Red Rock Creek Commons reached 100% lease up fulfilling the contract within 60 days of opening. Cedar Grove is halfway to full leasing with 4 out of 8 units leased.

### **FAMILY SELF-SUFFICIENCY (FSS) PROGRAM**

#### **Participant information 2/1/2021**

##### **Participating Households:**

- Total Participating Households: 66
- Housing Choice Voucher: 55
- Public Housing: 11

##### **Escrow Balances:**

- Total Escrow Balance: \$385,388
- Highest Escrow Balance: \$40,840
- Average Escrow Balance: \$5,839

##### **Monthly Escrow:**

- Total Monthly Escrow: \$11,919
- Highest Monthly Escrow: \$987
- Average Monthly Escrow: \$180

##### **Average Increase in Annual Earned Income:**

- Total Increase in Annual Earned Income: \$639,987
- Highest Increase in Annual Earned Income: \$50,521
- Average Increase in Annual Earned Income: \$9,696

##### **FSS Update:**

In February the FSS team began offering remote briefings to prospective participants via interactive video conference. Invitations were extended to the 47 families currently on the interest list. The two briefings were scheduled for February 11<sup>th</sup> and 19<sup>th</sup>. Eight families registered for these first sessions, and three expressed their intention to apply for the program. One individual completed their application packet within 12 hours. The FSS team plans to extend invitations to the interest list to all families on the Section 8 and Public Housing program later in the month. Staff will continue hosting program briefings until we meet our total enrollment goal of at least 80 participating families.

##### **Kaiser Metro 300**

The Kaiser Metro 300 program serves houseless, age 50+, disabled individuals with short term rental assistance and move-in funds. Currently 73 people have leased up since the start of the program. HAWC has contracted with Bienestar to help meet the goal of outreach to the BIPOC community and has received 11 referrals to date.



**Health Careers NW (HCNW)**

We have completed our enrollment and TANF enrollment requirements for the grant and exceeded all our goals apart from Basic Skills and Employment. Basic Skills has been a challenge from the beginning of the grant, because the goal numbers were set based on anticipated number of participants needing basic skills instead of actual number of participants needing them. Our actual number was lower which has resulted in us always being below the goal. All agencies have experienced the same challenge.

For employments, one participant hired in January, and are projecting two more this month, which will put us very close to our goal. Observations during the HCNW meeting, challenges of job placements in the grant between the pandemic, the lack of a Job Developer, and a lack of commitment and follow through from our partners on the employer side. Work Systems has indicated they will take addition steps to connect our work-ready participants to their contacts at the major hospitals and clinics. With our recruitment efforts completed, hopefully greater focus on employment will helps us meet our total goals for the grant.



V. STAFF REPORTS  
F. Report on Houselessness

January 2021

**COVID-19 RESPONSE FOR UNHOUSED POPULATIONS**

- Coronavirus (COVID-19) Response Plan Washington County continues to address the prevention of COVID disease transmission, resources are being deployed to serve a diverse population (e.g. age, disabilities, race/ethnicity) who are at high risk due to age and/or underlying health conditions. An increased number of individuals are living in encampments. Washington County is defining the policy, protocol and resources needed to support operation of sanitary campsites in partnership with outreach teams who will engage and assist with transition to available shelter and housing programs.
- Winter Shelters comply with COVID Centers for Disease Control and Prevention (CDC) requirements. To reduce disease transmission, individuals identify the city where they live and are referred to shelter resources closest to that city.
  - Hillsboro Civic Center Shelter opened January 31, 2021 to provide additional 30-beds operated by Project Homeless Connect.
  - 200-beds currently operating in five cities through March 15, 2021.
  - \$1.6 million in in public funds; e.g. federal CARES Act, state and city. Under development is the extension of the Winter Shelters beyond March 15 using FEMA resources to fund both congregate and non-congregate shelters.
  - 62 inclement weather beds opened February 11 to provide emergency response during a week-long snow and ice storm.

Registration opened November 6 with 721 individuals seeking shelter as follows:



2020/2021 WINTER SHELTER REGISTRATION WAIT LIST (UNDUPLICATED): 721

Where Person Currently Lives*	11/6/20 to 11/30/20	12/1/20 to 12/31/20	1/1/21 to 1/31/21	2/1/21 to 2/28/21	3/1/21 to 3/15/21	%
Aloha	0	0	1			0.1%
Banks	0	0	0			0.0%
<b>Beaverton</b>	<b>74</b>	<b>92</b>	<b>71</b>			<b>32.9%</b>
Canby*	1	0	0			0.1%
Clackamas Co.*	0	1	0			0.1%
Coos Bay*	0	0	1			0.1%
Cornelius	10	3	1			1.9%
<b>Forest Grove</b>	<b>45</b>	<b>13</b>	<b>10</b>			<b>9.4%</b>
Gaston	0	1	2			0.4%
Happy Valley*	0	2	0			0.3%
<b>Hillsboro</b>	<b>114</b>	<b>97</b>	<b>67</b>			<b>38.6%</b>
Howard Co., MD*	0	0	1			0.1%
King City	0	1	0			0.1%
Lake Oswego*	0	1	0			0.1%
Milwaukie*	1	0	0			0.1%
North Plains	1	2	0			0.4%
Portland*	14	10	13			5.1%
Sandy*	0	0	1			0.1%
Seattle, WA*	0	1	0			0.1%
Sherwood	0	0	0			0.0%
<b>Tigard</b>	<b>20</b>	<b>19</b>	<b>21</b>			<b>8.3%</b>
Tillamook*	0	0	1			0.1%
Tualatin	1	2	0			0.4%
Wilsonville*	2	0	1			0.4%
Woodburn*	0	0	1			0.1%
Yakima, WA*	0	1	0			0.1%
Monthly Registration	283	246	192			

\*Lives outside of Washington County = 7%

**HOUSELESS SYSTEM FUNDING, REPORTING AND ACTIVITIES**

- [FY2020 Continuum of Care \(CoC\) Program Grant](#) award announced by the US Department of Housing and Urban Development (HUD) on January 29, 2021 will provide a 12-month renewal of funds for CoC Program project grants expiring in 2021. The \$4,189,222 award will fund housing, services, administration, and administration of the HMIS and CoC Planning efforts. The FY2020 CoC Program application is a competitive grant application submitted by Washington County Department of Housing on behalf of our provider organizations.
- [Point In Time \(PIT\) Homeless Count \(Census\)](#) was performed on January 27, 2021. Community Action Organization is the lead agency coordinating, resourcing and training city and nonprofit agency staff to perform the street count (unsheltered) census data collection. Due to COVID, no volunteers participated in the PIT census this year. A new “Counting Us” phone APP collects the individual’s data and records the location of the interview. This data is displayed in a dashboard providing a countywide geographic visual of homelessness. Washington County Department of Housing Services is scheduled to release the 2021 Point In Time Homeless Count by March 31, 2021.





- [Built for Zero \(BfZ\)](#) is a national initiative aimed at ending homelessness through a comprehensive list of persons and prioritizing the most vulnerable for housing. Implemented in February 2020, a By-Name Case Conferencing List is created using data extrapolated from HMIS that is prioritized by vulnerability/assessment score and length of time houseless. Service providers meet twice monthly with housing staff to assist persons on the By-Name List to resolve housing barriers.

Community Solutions and Kaiser Permanente convened a Washington County cohort of public health and housing staff to consider a new *Health Care & Homelessness (HC&H)* pilot aimed at bringing together health care organizations with housing.

### **COMMUNITY ENGAGEMENT**

- [Emergency Shelter for Adult-only Households](#) remains a significant gap with zero year-round beds for adults in Washington County. The Metro Supportive Housing Services (SHS) levy may be identified as a funding source to address this critical need in our local CoC.



## 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)

#### **METRO BOND UPDATES**

1. Saltzman Road Senior Housing Project has received Concept Endorsement approval from the Board of Commissioners. Metro is now conducting their review and anticipate Concept Endorsement from Metro in early March.
2. The Forest Grove Family Housing project is the next Metro bond project scheduled to close on financing and begin construction. The project team is working toward a June 2021 closing.
3. A survey around project design for Metro bond-funded projects is currently available on our website. The survey is available in all of the County's safe harbor languages and is a part of wider community engagement work to reach



marginalized communities. Link to the survey:

<https://www.co.washington.or.us/Housing/AffordableHousingBond/metro-bond-comment-opportunities.cfm>

List of Metro Affordable Housing Bond Projects in Washington County:

<b>Project Sponsor</b>	<b>Project Name</b>	<b>Location</b>	<b>Metro Bond Amount</b>	<b>Total Development Cost</b>	<b>Unit Count</b>	<b>Concept Endorsement Date</b>
<b>Home First Development</b>	Saltzman Road Senior Apartments	Cedar Mill (unincorporated Wash. Co.)	\$5,990,000	\$12,365,000	53	1/26/2021
<b>Housing Authority of Washington County</b>	Aloha Inn	Aloha (unincorporated Wash. Co.)	\$8,465,000	\$9,000,000	54	12/15/2020
<b>Bienestar and REACH CDC</b>	Plaza Los Amigos	Cornelius	\$12,830,000	\$39,208,808	113	9/1/2020
<b>BRIDGE Housing Corporation</b>	Aloha Housing	Aloha (unincorporated Wash. Co.)	\$10,230,000	\$27,853,500	82	9/1/2020
<b>BRIDGE Housing Corporation</b>	Goldcrest Apartments	Beaverton	\$8,700,000	\$28,142,095	75	9/1/2020
<b>Community Partners for Affordable Housing</b>	Basalt Creek	Tualatin	\$14,320,000	\$43,583,824	116	9/1/2020
<b>DCM Communities &amp; Housing Authority of Washington Cty.</b>	Forest Grove Family Housing	Forest Grove	\$3,792,088	\$10,994,346	36	9/1/2020
<b>Northwest Housing Alternatives</b>	Tigard Senior Housing	Tigard	\$6,270,000	\$19,209,708	58	9/1/2020



<b>Related NW</b>	Terrace Glen	Tigard	\$17,484,000	\$48,389,878	144	9/1/2020
<b>Community Development Partners</b>	Viewfinder	Tigard	\$11,583,000	\$32,699,090	81	6/18/2019
<b>TOTAL</b>			<b>\$99,664,088</b>	<b>\$271,446,249</b>	<b>812</b>	

For more 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>

## **HOUSING DEVELOPMENT PROJECTS**

**Project Status:** Under construction.

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

**Project Status:** Under construction.

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



**Project Status:** Currently leasing up.

Fields Apartments (Tigard)			
<b>Housing Units: 264</b>			
0 Studio	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>Link to virtual ribbon cutting video: <a href="https://youtu.be/9yO0y818h1M">https://youtu.be/9yO0y818h1M</a></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:** Currently leasing up

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>Virtual Grand Opening was held December 2<sup>nd</sup>.</li> </ul>			

**Project Status:** Currently leasing up

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>Virtual Grand Opening was held December 2<sup>nd</sup>.</li> </ul>			

**VI. OLD BUSINESS**

NA

**VII. NEW BUSINESS**

**Affordable Housing Portfolio (AHP4):** Rehab Project Update (Shannon Wilson)

**VIII. RESOLUTIONS/ACTION ITEMS**

**IX. ADJOURNMENT**