



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



**Thursday, January 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



TABLE OF CONTENTS

AGENDA..... Page 4

APPROVAL OF MINUTES Page 5

DISCUSSION..... Page 5

EXECUTIVE DIRECTOR’S REPORT Page 5

STAFF REPORTS

 A. Financial Statement Page 6

 B. Section 8 and Low Rent Public Housing Page 7

 C. Affordable Housing..... Page 10

 D. Programs and Special Projects..... Page 11

 E. Report on Homelessness..... Page 13

 F. Housing Affordability/Development Initiatives Page 15

OLD BUSINESS..... Page 17

NEW BUSINESS..... Page 17

RESOLUTIONS/ACTION ITEMS..... Page 18

ADJOURNMENT Page 18

Next Meeting:

February 27

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 27
Thursday, September 24
Friday, October 8 or 15 - Retreat
Thursday, November 19
Friday, December 11 or 18 - Luncheon



HOUSING ADVISORY COMMITTEE
Juvenile Services Building, Room 258
111 NE Lincoln, Hillsboro, OR 97124
January 23, 2020 at 9:00 A.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. November 21, 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

November 21, 2019, Meeting Minutes

III. DISCUSSION

MEMBER UPDATES

IV. EXECUTIVE DIRECTOR'S REPORT

Twenty nineteen was a big year for the Housing Authority and Housing Services! You can read all about the last fiscal year in our *Report to the Community FY2018-2019*. In addition, I'd like to call out some notable happenings for us:

- The Metro Bond IGA and Local Implementation Strategy were approved by the Board of County Commissioners in December 2019. We look forward to releasing the NOFA in 2020 and getting some funding out the door and into the hands of developers to do what these funds are intended – building much-needed affordable housing for the residents of Washington County.
- While there were some notable staff vacancies, we have also staffed up and filled in many key positions including the Assistant Director (Josh Crites), a Housing Choice Voucher Manager (Liz Morris), and a Housing Voucher Manager (Emily Nichols). These positions will lead our voucher program into a successful 2020!
- Between decreasing federal funds and rising rents, the Housing Authority is actively analyzing ways to decrease overhead and operate more efficiently.
 - Public Housing hired Cascade Management to oversee our affordable housing portfolio, with goals of more active tenant management as well as overseeing continuing maintenance of units.
 - The Public Housing Section 18 disposition is ongoing; this will allow funds to go toward maintenance of our remaining units. We also anticipate replacing the single-family homes with newer, easier to maintain, multifamily properties.
 - We're awaiting results from the Moving To Work application submitted in 2019. This would allow much needed flexibility to funding both voucher and public housing programs.
- The Metro Bond placed Permanent Supportive Housing (PSH) into front and center, and it's now getting the attention it deserves. We are actively working on multiple fronts to ensure operating funds are accessed for the PSH units produced in Washington County.

We look forward to a successful 2020 and thank you for your support!

Komi Kalevor
Director



V. STAFF REPORTS

A. Financial Statement

1. Financial Report to the Housing Advisory Committee

November 2019

<information will be provided at the HAC meeting>



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

Wait List Time Based on # of HH Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	435	144	159	79	38	34	7	5	3	1	905
Average Days	1,710	1,710	1,710	1,710	1,710	1,710	1,710	1,710	1,710	1,710	1,710

Wait List Based on Gender					
Gender	Female		Male		Total
Total	642		263		905

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	101	28	221	10	536	43	56	905

Wait List Based on Ethnicity					
HH Ethnicity	Hispanic	Not Hispanic		Unknown	Total
	154	746		5	905

Wait List Based on HH Type					
Type	Disabled	Elderly	Family	Other	Total
	241	90	390	184	905

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. Section 8 and Low Rent Public Housing
2. Public Housing Average Vacancy Days
Fiscal Year-to-Date
December 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	23	23.00	✓	13	271	20.85
April	2019	1	10	10.00	✓	14	281	20.07
May	2019	1	10	10.00	✓	15	291	19.40
June	2019	1	27	27.00		16	318	19.88
FY 2019-20								
July	2019	0	0	0.00		0	0	0.00
August	2019	2	55	27.50	✓	2	55	27.50
September	2019	2	41	20.50	✓	4	96	24.00
October	2019	1	19	19.00	✓	5	115	23.00
November	2019	1	14	14.00	✓	6	129	21.50
December	2019	2	38	19.00		8	167	20.88



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 905 households on the waitlist for December (Nov. report: 925).
- b) Public Housing Average Vacancy Days: Average vacancy days for the month of December 2019 was at 19 (Nov. – 14). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 20.88 days through December 2019. HUD rates 20 days or below as an “A”.

- c) Occupancy Rates:
Public Housing: December 98.8% (Nov. report – 99.2%)
Section 8: December 92.7% (Nov. report – 93.3%)

We had 2,706 vouchers leased up in December (Nov. report – 2,722). Our Annual Contributions Contract (ACC) is 2,918¹ vouchers, so we need to lease up 212 vouchers to reach our authorized capacity.

HAWC issued 27 vouchers in December. There are 69 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 104.65%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	1.55 hrs.	3 hrs.	24 hrs.
Routine WO's	1.99 days	3 days	25 days

¹ Although the housing authority has 2,918 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.



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): 96.6% (11 vacancies/524 units)
- c) Kaybern Terrace (managed by Infinity): 100% (0 vacancies/12 units)
- d) Aloha Park (managed by Infinity): 98.8% (0 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.

MAINTENANCE ACTIVITIES

Turnovers:

- Maintenance turned over two (2) Public Housing units



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.

Project-Based Vouchers										
As of:		11/14/2019								
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			8	8				
CPAH	Barcelona	Beaverton			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 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				
REACH CDC	The Mary Ann	Beaverton			8					
	Totals:		15	15	152	112	25	25	13	10
	Total Awarded:		205							
	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: 63
 - 49 Section 8 participants
 - 14 Public Housing participants
- Total Escrow Balance: \$375,774.27
- Highest Escrow Balances:
 - \$31,772 Section 8
 - \$26,840 Public Housing

FSS Program Update

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

HCV PROGRAM UPDATE

Metro 300- Kaiser Permanente is funding the Washington County \$1.33 million to house 80 homeless, elderly and disabled persons. The dollars will be turned into rental assistance and services. HHS is providing a housing navigator to assist the housing department in finding and securing housing. HAWC will utilize its vouchers, project based vouchers and a rapid rehousing model to ensure long-term housing. Participants for the Metro 300 program will be selected using case conferencing in connection with our homeless system and their built for zero initiative.

Meyer Memorial Grant- HAWC received \$250,000 to provide enhanced services for homeless persons in Washington County who are struggling with housing stability. The program will select 15 high cost/high needs utilizers who will be given extra services by a network of providers within Washington County. The goal will be to stabilize their housing, reduce medical system costs while also engaging the Medicaid system about a more secure funding mechanism.

- HAWC received 34 new Mainstream vouchers to house elderly, disabled and homeless members of our community.
- The per unit costs of the voucher program continue to escalate. Because of that, we anticipate that we will not be leasing in 2020.
- HUD approved HAWC to project base 200 Project Based Vouchers for the Metro Bond.
- Rental Assistance Division will be implementing the Kaiser Metro 300 program in February



V. STAFF REPORTS
E. Report on Homelessness

PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES

- HSSN Housing and Health Subcommittee will meet on January 27. The subcommittee is focused on developing supportive housing through a multi-system approach to include housing, social services and health care in alignment with the goals and strategies outlined in *A Road Home* and the *Tri-County Equitable Housing Strategy* report. <https://www.co.washington.or.us/Housing/EndHomelessness/hssn-housing-health-subcommittee.cfm>
- 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 coordinating a regional approach to addressing the service funds to support the permanent supportive housing (PSH) activities outlined in the *Tri-County Equitable Housing Strategy Report* and 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/>
- Clover Court Open House was held on November 22, 2019 for the new construction, 6-unit, permanent supportive housing project that will provide housing to chronically homeless persons with a mental illness. <https://www.co.washington.or.us/housing/proposed-clover-court-development.cfm>

HOMELESS SYSTEM FUNDING, REPORTING AND ACTIVITIES

- Eviction Court Cases increase 18% in calendar year 2019. Evictions on the rise with 3,095 cases filed in 2019, compared to 2,624 in 2018. The greatest increase occurred in the first six-months of 2019 with a 24% increase in eviction court cases filed in January through June compared to 2018 for the same time period.
- 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. Implementation activities include December 4th convening of stakeholders to provide education on the BfZ initiative and develop a commitment of staff resources from each agency to engage in case conferencing of homeless to begin in February 2020. Katherine Galian, Community Action, has convened the outreach and law enforcement to develop a coordinated outreach plan; e.g. geographic coverage. It was determined by the BfZ Leadership Team to begin case conferencing in February with a list of chronic homeless persons using the coordinated entry assessment score and vulnerability data provided by HMIS. Annette Evans is drafting procedures, policy and establishing dates for case conferencing beginning in February. <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 state-wide 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. On December 11, HUD and OHCS hosted a stakeholder meeting attended by Annette Evans as the HMIS Lead for Washington County and Cecilia Bonvino as HMIS Agency Administrator for Community Action, a recipient of state funds. 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. The Levy committee is in the process of developing proposed budget needs and polling of voters, with a ballot measure being planned for May 2020.

EDUCATION AND COMMUNITY ENGAGEMENT

- Here Together has completed polling of 900 people in Clackamas, Multnomah and Washington Counties with an overwhelming response of support to put forth a measure to create tax revenues to address homelessness. It was noted that the poll did not include a question regarding the amount of the tax.
<https://heretogetheroregon.org/>
- Community Stakeholder Shelter Convening was held on November 18 that included a data analysis and overview of where homeless populations reside. Comments and input from city, county, nonprofit, faith-based, and citizens identified the greatest need is a year-round emergency shelter serving adult-only households. 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.



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 is the department Director. He has over 25 years of affordable housing experience, including Low Income Housing Tax Credit (LIHTC) program administration, banking, loan underwriting, and project management. Mr. Kalevor monitors the affordable housing development projects in our pipeline.

Shannon Wilson is the Housing Development Coordinator. She oversees acquisition of surplus and foreclosed property for conversion to affordable housing, facilitates the production of Washington County's Metro Bond projects, and coordinates essential communication with the State, other jurisdictions, funding entities, and local developers.

Melisa Dailey, as the Affordable Housing Program Coordinator, facilitates awareness of affordable housing tools and strategies and participates on teams that discuss and review affordable housing policy within Washington County. She also oversees the Nonprofit Corporation Low-income housing property tax exemption (ORS 307:540-548) for Washington County and will work with Ms. Wilson to produce Metro Bond projects.

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



HAWC Development Projects

Project Status: Construction completed; 42 units leased.

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. Oct. 31 – 100% complete. • Anticipate receiving Certificate of Occupancy January 2020 • Lease-up started mid-October • Grand opening celebration scheduled for 2/19/20 			

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: \$60.4M	
Funding: \$9.8M LIFT; LIHTC; Conduit Bonds			
Project Update:			
<ul style="list-style-type: none"> • Construction start: August 2018. Dec. 31 – 40% complete. 			

Project Status: Finance closing in June 2020.

CDP Metro Bond Project (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: \$32.7M	
Funding: Metro Bond; 4% LIHTC			
Project Update:			
<ul style="list-style-type: none"> • 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: Completed.

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: construction completed	



Project Status: Under construction.

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: Under construction.

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: Under construction.

Cedar Grove (Beaverton)			
Housing Units: 44		Project Based Vouchers: 8	
0 Studio	1BR	2BR	3BR
Ownership: CPAH		Total Project Costs: \$15.5M	
		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

VII. NEW BUSINESS

Year End Report FY2018-2019: We released this report at the end of December.

Presentation: Metro Bond Tigard Phase I Project

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.
- Washington County's local implementation strategy (LIS) was approved by the BOCC on June 25th; final approval occurred Dec. 17, 2019.
- Program roll out is early 2020

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



Link to Washington County's Bond website:

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

1. MOTION REQUIRED: Approve 2020 HAC Meeting dates/times

Meeting dates are generally the 4th Thursday of each month, with the exceptions of November when the fourth Thursday is Thanksgiving, July when the meeting is traditionally cancelled due to summer vacations, October when the retreat is on a Friday, and December when the luncheon is on a Friday.

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 8 or 15 – Retreat

Thursday, November 19

Friday, December 11 or 18 – Luncheon

2. MOTION REQUIRED: Elect 2020 Committee Chair

Although Charri Schairer was elected to be the HAC Committee Chair at our October 2019 Housing Forum, she submitted a letter of resignation on Jan. 10, 2020, due to moving to New Orleans.

IX. ADJOURNMENT