



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



**Thursday, March 26, 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:

**April 23**

<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**  
**March 26, 2020 at 9:00 A.M.**

**AGENDA**

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
  - A. February 27, 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**
- IX. ADJOURNMENT**



I. ROLL CALL

II. ACTION – APPROVAL OF MINUTES

February 27, 2020, Meeting Minutes

III. DISCUSSION

**MEMBER UPDATES**

IV. EXECUTIVE DIRECTOR'S REPORT

As for likely all of you, our office is addressing how to serve our clients in the midst of COVID-19. There are almost daily notices from HUD and the State of Oregon, as well as our own Washington County. 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>. Washington County is working with Multnomah and Clackamas Counties to protect all renters and are urging Governor Brown to consider a temporary moratorium on evictions related to the COVID-19 epidemic. Any evictions in our Public Housing or Affordable Housing portfolios have been put on hold and must first go through our Asset Manager Gary Calvert.

In other news, the Washington County Metro Bond NOFA of \$80 million was released on Monday March 16. Applications are due May 11 by 4:00 pm. Additional information can be found on our website <https://www.co.washington.or.us/Housing/AffordableHousingBond/funding-announcements.cfm>.

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.

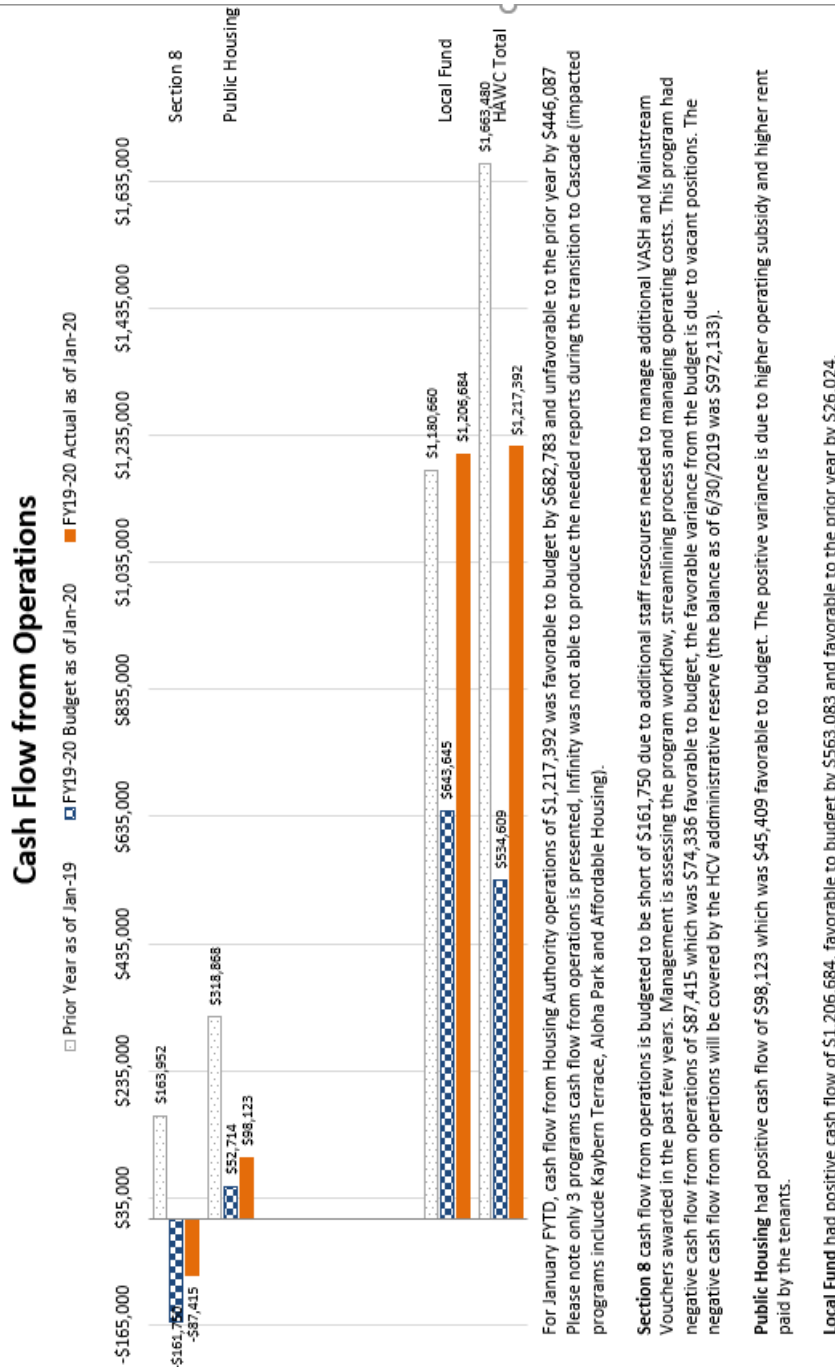
Thank you,

Komi Kalevor  
Director



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

<Infinity was not able to produce the affordable housing information during the transition to Cascade Management>





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

<b>Wait List Time Based on # of HH Members</b>											
<b># HH Members</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>Total</b>
<b>#Families</b>	463	134	141	71	38	30	6	5	3	1	<b>892</b>
<b>Average Days</b>	1,759	1,759	1,759	1,759	1,759	1,759	1,759	1,759	1,759	1,759	1,759

<b>Wait List Based on Gender</b>					
<b>Gender</b>	<b>Female</b>		<b>Male</b>		<b>Total</b>
<b>Total</b>	635		257		<b>892</b>

<b>Wait List Based on Race</b>								
<b>Race</b>	<b>Am. Indian</b>	<b>Asian</b>	<b>Black</b>	<b>Native Hawaiian</b>	<b>White</b>	<b>Multiple</b>	<b>Unk.</b>	<b>Total</b>
	10	27	218	9	530	44	54	<b>892</b>

<b>Wait List Based on Ethnicity</b>						
<b>HH Ethnicity</b>	<b>Hispanic</b>		<b>Not Hispanic</b>		<b>Unknown</b>	<b>Total</b>
	151		737		4	<b>892</b>

<b>Wait List Based on HH Type</b>					
<b>Type</b>	<b>Disabled</b>	<b>Elderly</b>	<b>Family</b>	<b>Other</b>	<b>Total</b>
	226	91	353	222	<b>892</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**  
*February 2020*

**Housing Choice Voucher**

a) Wait List: HAWC's waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 892 households on the waitlist for February (Jan. 906).

b) Occupancy Rates:

Section 8: February 91.4% (January report – 91.6%)

We had 2,699 vouchers leased up in February (January report – 2,704). Our Annual Contributions Contract (ACC) is 2,953<sup>1</sup> vouchers, so we need to lease up 254 vouchers to reach our authorized capacity.

HAWC issued 22 vouchers in February. There are 17 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 91.81%<sup>2</sup>. Our goal of budget authority is 95% minimum.

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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.





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

**PUBLIC HOUSING**

a) Public Housing Average Vacancy Days: Average vacancy days for the month of February 2020 was at 30 (Jan. – x). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 20.92 days through February 2020. HUD rates 20 days or below as an “A”.

b) Occupancy Rates:  
Public Housing: February 98.8% (January report – 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 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	2.7 hrs.	3 hrs.	24 hrs.
Routine WO's	2.02 days	3 days	25 days



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

**TURNOVERS/UNIT TURNOVER TIME**

- Maintenance completed two (2) Public Housing Units with a average turnover time of 30 days. The higher than normal rate was due to both units being transfers with time granted to make the move.
- 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 20.92 days per unit.



**V. STAFF REPORTS**  
**D. Affordable Housing**  
*February 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: 95.7% (27 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): 95.2% (25 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.

**MAINTENANCE ACTIVITIES**

Turnovers:

- Maintenance turned over two (2) Public Housing units



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.

<b>Project-Based Vouchers</b>										
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					
	<b>Totals:</b>		<b>15</b>	<b>15</b>	<b>152</b>	<b>112</b>	<b>25</b>	<b>25</b>	<b>13</b>	<b>10</b>
	<b>Total Awarded:</b>		<b>205</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: 66
  - 51 Section 8 participants
  - 15 Public Housing participants
- Total Escrow Balance: do not have current number due to Yardi upgrade issues
- Highest Escrow Balances:
  - \$33,102 Section 8
  - \$28,891 Public Housing

### **FSS Program Update**

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

## **HCV PROGRAM UPDATE**

**Administrative Plan-** Updates to the Administrative Plan will be going to the HABOD in April.

**Metro 300-** HAWC is in the beginning stages of implementation. We anticipate assisting our first families in March or April.

**Meyer Memorial Grant-** All contracts are almost finalized. Services will be rendered within the next several weeks.



IV. REPORT OF SECRETARY  
F. Report on Homelessness  
February 2020

**PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES**

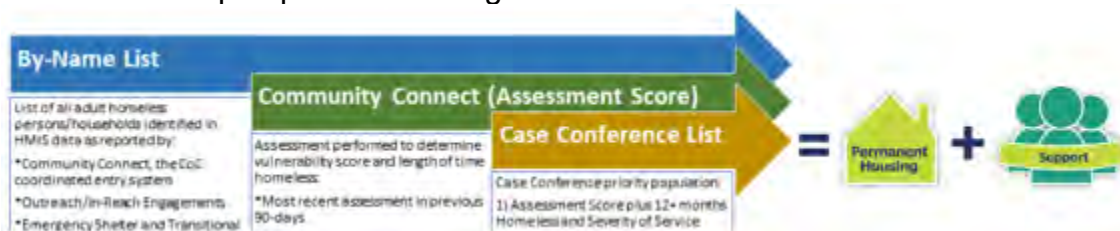
*HereTogether* coalition convened elected officials and providers across the tri-county regional to identify a regional approach with a new funding stream to address homelessness through supportive housing services. *HereTogether* partnered with Metro Council to refer a ballot measure to the May 19 Primary 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**

*HUD FY2019 CoC Program Grant* award was released on January 14 that provides partial funding valued at \$3,651,027 to Washington County. The Tier 1 award includes two new projects: Reentry Housing providing 20-units of tenant-based rent assistance targeted to serve justice-involved persons, and Sojourner’s House providing 10-units of tenant-based rent assistance targeted to serve survivors of domestic violence. The Tier 2 project applications valued at \$598,766 are pending award announcements. The FY2019 CoC Program application is available online at <https://www.co.washington.or.us/Housing/EndHomelessness/homeless-programs-and-events.cfm>

*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. During the first session nine chronic individuals with scores ranging 101+ points out of 130 points were discussed with prospective housing move-in dates established.



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



Federal FY2019 System Performance Measurements (SPM) were approved by the CoC Board and submitted to HUD on February 27. A copy of the SPM report is available online at <https://www.co.washington.or.us/Housing/EndHomelessness/system-performance.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 \$0.42 cents per thousand to \$0.47 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.

Coronavirus (COVID-19) preparedness and response to provide homeless persons with resources and information consumed a great deal of effort from local providers, the winter shelter coordinators, and volunteer staff and government to include local, state and federal. The Washington County Emergency Operation Center (EOC) was activated to manage the planning and response coordination.

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. On March 17 the Washington County Board of Commissioners received a presentation on the Martin v. Boise ruling and potential policy and program options to address this issue.



### **COMMUNITY ENGAGEMENT**

U.S. Census staff presented an overview of the Census 2020 to the Housing & Supportive Services Network (HSSN) membership that included a coordination plan to engage with the homeless at known campsites, meal sites, shelters, and other congregate settings in support of the census activities beginning March 30<sup>th</sup>.  
<https://www.co.washington.or.us/Census2020/index.cfm>

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>Housing Units:</b> 264			
~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. Jan. 31 – 69% 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> \$32.7M	
		<b>Funding:</b> Metro Bond; 4% LIHTC	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <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>	
0 Studio	1BR	2BR	3BR
<b>Ownership:</b> CPAH		<b>Total Project Costs:</b> \$15.5M	
		<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

### Section 8 Admin Plan and the Public Housing Admissions and Continued Occupancy Plan (ACOP)

Will go to April 7 HABOD meeting. (Went to Policy subcommittee.)

### Public Housing Authority Plan

Will go to April 7 April HABOD meeting. (Was discussed at 2/27/20 HAC mtg but not on the New Business agenda; did go to Policy subcommittee.)

## VII. NEW BUSINESS

### Washington County Volunteer Celebration – CANCELLED due to COVID-19

Was to take place on April 23, 2020, now cancelled.

### Rental Assistance Team COVID-19 Procedures Communication

- Website
- Out of office
  - Email
  - Voicemail
- Lobby sign
- Mass E-mail

### HQS

- Initial and Emergency only
- Annuals, QC, Re-inspect, on hold
- Abatements - will release payment day notified of item. Will review on a case-by-case situation for any abatements that were extended due to COVID-19 and the ability to make repairs.

### Admins

- Phone Banks
- Voicemail log for absent staff

### Occupancy Specialists

- Process Decreases first
  - Decrease temporary policy in place
  - Can report via phone utilizing the phone change report by staff if unable to submit request in writing. Households to provide verification when they can, however temporary policy to process with only upfront verifications and self-declaration.
  - Interims will be 'farmed' out to staff that are able to process
- Annuals
  - Confirm the total that are outstanding for May 1, 2020
  - Process what can be processed
  - Start chipping away at June, if able to.
- Port-in/Out
  - Not issuing in person, may utilize DocuSign to issue if necessary



- Inform anyone porting in and out that other PHAs may take additional time as well in this process.
- Voucher Shopping
  - Max 180 days will be given to anyone with a voucher who is shopping for a unit.
  - Will wait for more HUD guidance to see if they will provide exceptions.
- EOPs
  - Not a priority, unless all work is done and family has moved out of unit
  - Intent to term - may delay in sending until April 1st or normal business is in play.

### **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.

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 Washinton 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**