



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



**Thursday, November 21, 2019
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:

December Luncheon

2019 HAC Schedule
Friday, December 6 - Luncheon



HOUSING ADVISORY COMMITTEE
Public Services Building, Room 390
111 NE Lincoln, Hillsboro, OR 97124
November 21, 2019 at 9:00 A.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. September 26, 2019, Meeting Minutes
 - B. October 18, 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

- 1 - September 26, 2019, Meeting Minutes
- 2 - October 18, 2019, Meeting Minutes

III. DISCUSSION

MEMBER UPDATES

IV. EXECUTIVE DIRECTOR’S REPORT

The 2019 HAC Housing Forum: Housing and Economic Mobility was a great success! Our speakers, Chair Harrington, Renee Bruce, our own Katherine Galian, Kim Armstrong, Andrew McGough, and the two WorkSystems students Lauren and Mercedes, hit a home run. It’s clear that we must think of housing holistically, as a key piece in stabilizing families while also providing opportunities for them to enter the job market with solid and profitable skills that provide a living wage, and to not just get by but to participate in and realize the benefits of Washington County’s growing economy. Thank you for your support.

The final draft of the Metro Bond Local Implementation Strategy (LIS) County will go to Metro and the BOCC for approval in December. The IGAs between Washington County/Housing Authority and Beaverton/Hillsboro as well as the Metro IGA should be coming forward at the same time.

Two occupancy specialists, Miata Miles and Karyn Kelly, started October 7th; interviews just finished up for the re-opened rental assistance program manager position. Also, the housing voucher program coordinator, Emily Nichols, started on November 12th.

The six Housing Authority and Housing Department audits are in various stages. The HUD Continuum of Care audit and the internal cash handling audit are completed. Four audits are ongoing: HAWC financial report; Section 8 compliance; Aloha Park single audit; and, Aloha Park financial audit.

The Housing Authority closed on Cornelius Village which adds 14 units to the affordable housing portfolio.

Thank you,

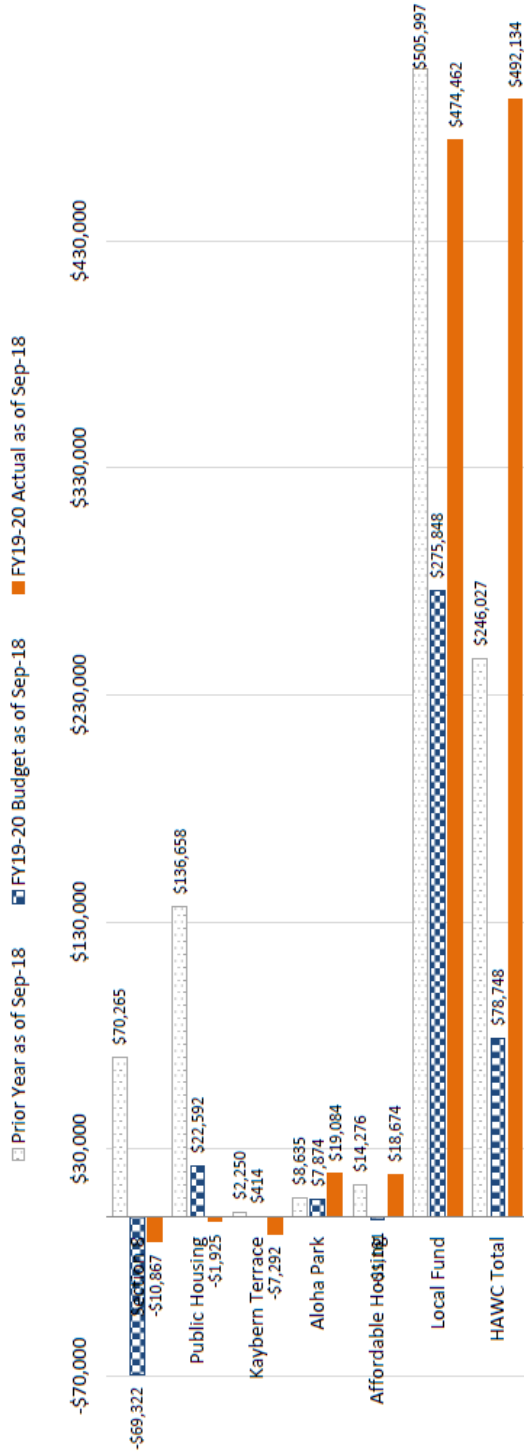
Komi Kalevor
Director



V. STAFF REPORTS
A. Financial Statement

1. Financial Report to the Housing Advisory Committee
September 2019

Cash Flow from Operations



For September FYTD, cash flow from Housing Authority operations of \$492,134 was favorable to budget by \$413,386 and favorable to the prior year by \$246,107.

Section 8 September FYTD cash flow from operations is budgeted to be short of \$69,322 due to additional staff resources needed to manage additional VASH and Mainstream Vouchers awarded in the past few years. Management is assessing the program workflow, streamlining process and managing operating costs. This program had negative cash flow from operations of \$10,867 which was \$58,454 favorable to budget, the favorable variance from the budget is due to vacant positions.

Public Housing had negative cash flow of \$1,925 which was \$24,517 unfavorable to budget. The negative variance is due to supplies and materials purchased for repair maintenance.

Kaybern Terrace had negative cash flow of \$7,292 which was \$7,706 unfavorable to budget. The negative variance is due to supplies and materials purchased for repair maintenance.

Aloha Park had positive cash flow of \$19,084 which was \$11,210 favorable to budget.

Affordable Housing had positive cash flow of \$18,674 which was \$19,835 favorable to budget. Please note the operating cash flow did not include Holly Tree Apartments (140 units property).

Local Fund had positive cash flow of \$474,462, favorable to budget by \$198,614 and unfavorable to the prior year by \$31,536.



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

Wait List Time Based on # of HH Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	359	148	162	83	49	35	7	5	3	1	852
Average Days	1,649	1,649	1,649	1,649	1,649	1,649	1,649	1,649	1,649	1,649	1,649

Wait List Based on Gender					
Gender	Female		Male		Total
Total	606		246		852

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	10	27	217	8	495	44	51	852

Wait List Based on Ethnicity						
HH Ethnicity	Hispanic		Not Hispanic		Unknown	Total
	146		706		0	852

Wait List Based on HH Type					
Type	Disabled	Elderly	Family	Other	Total
	190	90	416	156	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. Section 8 and Low Rent Public Housing
2. Public Housing Average Vacancy Days
Fiscal Year-to-Date
October 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	1	24	24.00	✓	1	24	24.00
September	2019	2	41	20.50	✓	3	65	21.67
October	2019	1	22	22.00		4	87	21.75



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 852 households on the waitlist for October (Sept report: 853).
- b) Public Housing Average Vacancy Days: Average vacancy days for the month of October 2019 was at 22 (Sept. – 20.5). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 21.75 days through October 2019. HUD rates 20 days or below as an “A”.
- c) Occupancy Rates:
Public Housing: October 99.2% (Aug report – 99.6%)
Section 8: October 91.1% (Sept. report – 90.1%)

We had 2,688 vouchers leased up in October (Sept. report – 2,688). Our Annual Contributions Contract (ACC) is 2,918¹ vouchers, so we need to lease up 230 vouchers to reach our authorized capacity.

HAWC issued 21 vouchers in October. There are 66 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 103.64%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 October, 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	0.41 hrs.	3 hrs.	24 hrs.
Routine WO’s	3.21 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: 97.1% (18 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% (18 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 one (1) 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: \$354,928.45
- Highest Escrow Balances:
 - \$29,718 Section 8
 - \$24,787 Public Housing

FSS Program Update

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

HCV PROGRAM UPDATE

- Mainstream (non-elderly/disabled) Vouchers are leased up



V. STAFF REPORTS
E. Report on Homelessness

PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES

HSSN Housing and Health Subcommittee will meet on November 25 to receive a presentation by Ms. Lori Kelley, Oregon Health Authority, on the new Coordinated Care Organization (CCO 2.0) and the State's policy discussion on Medicaid. 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. The Washington County Metro Affordable Housing Bond Local Implementation Strategy (LIS) identifies capital funds to develop 100 units of permanent supportive housing; however, work is underway to address the funding source for the supportive services. <https://www.csh.org/resources/tri-county-equitable-housing-strategy-to-expand-supportive-housing-for-people-experiencing-chronic-homelessness/>

Clover Court Open House is being planned in mid-November. Luke-Dorf, Inc. will begin leasing tenants on December 1, 2019, in 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

A Road Home: 2019 Homeless Assessment Report is a compilation of data and analysis narratives on the homeless system outcomes and challenges reported during the operating year of July 2018 through June 2019. The report will be presented on November 12 to the Board of County Commissioners, with a copy available online at https://www.co.washington.or.us/Housing/EndHomelessness/upload/2019-Homeless-Assessment-Report_10-25-2019.pdf

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. The Washington County BfZ Leadership Team traveled to Denver, Colorado to learn from Community Solutions and other communities across the nation who achieved ending veteran and chronic homelessness. The initiative provides new problem-solving tools to include a dedicated improvement advisor staffed by Community Solutions to provide data analytics that identify systemic challenges, analysis of system usage of existing resources, and national best practices that lead to quality improvement using a By-Name List initiative. <https://www.co.washington.or.us/Housing/EndHomelessness/by-name-case-conferencing.cfm>

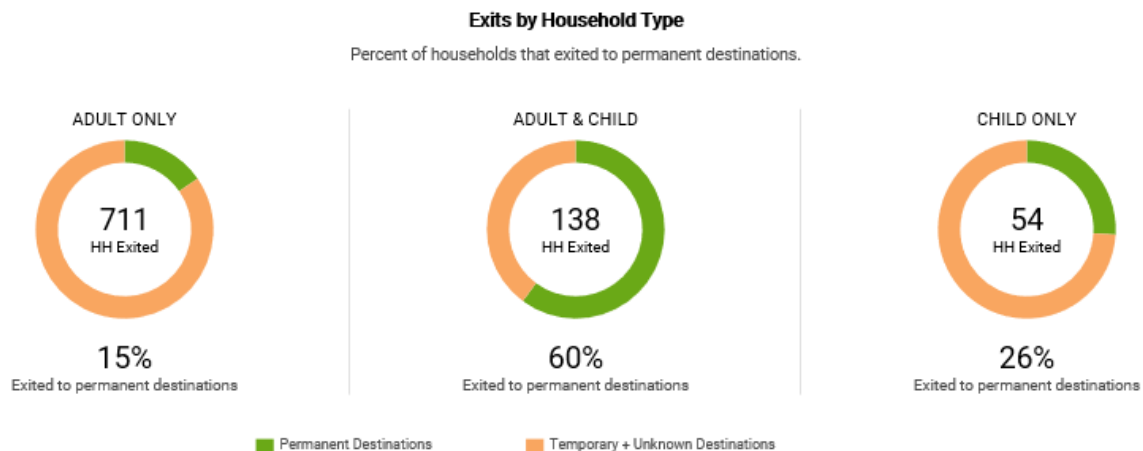


Washington County Board of County Commissioners Proclaim November 16 through 24 National Hunger and Homelessness Awareness Week. In support of this effort to address the needs of marginalized and vulnerable populations, Washington County employees and the public are invited to participate in a month-long food donation drive benefiting the Oregon Food Bank. Food bins are located at each of the County’s facilities and a website has been set-up for making online donations.
<https://give.oregonfoodbank.org/WCounty>

Washington County Public Safety Levy funds \$900,000 annually to operate low-barrier family and youth shelters. The 5-year Local Option Levy will expire in 2020. 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.

Federal Longitudinal Systems Analysis (LSA) is a HUD data-driven system performance tool that replaces the Annual Homeless Assessment Report (AHAR). The new LSA informs HUD and Congress how people experiencing homelessness use local homeless systems. The data provides analytical abilities to make performance-based decisions to target housing and services to address vulnerable populations - especially those experiencing long-term homelessness – and identifies areas where the local Continuum of Care (CoC) can improve system performance. For example, returns to homelessness after exiting to permanent housing can identify programmatic or systemic challenges that individuals and families experience following housing placement.
<https://www.co.washington.or.us/Housing/EndHomelessness/system-performance.cfm>

For the period 10/1/2018 through 9/30/2019, an increase in the number of adult-only households were reported as the Severe Weather Shelters (SWS) entered client data into HMIS for the first year. With limited housing resources, persons participating in the SWS system were not able to access permanent housing prior to the shelters closing on 4/1/2019. This is reflected in the 15% of adult-only households existing to permanent destinations, as compared to 57% in FY2017/18.





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. The Technical Committee has reviewed the con <https://heretogetheroregon.org/>

Community Stakeholder Shelter Convening is scheduled for November 18 at 2 p.m. in Room 103 at Washington Street Conference Center located at 225 S First Avenue in Hillsboro to discuss the need for year-round emergency shelter beds, location of the shelter, funding to include the Oregon Housing & Community Services \$3.5 million set-aside of capital funds to expand shelter capacity in the state, and provider agencies that would have capacity to open and operate a shelter serving adults age 18+ years. To RSVP your attendance, please visit <https://doodle.com/poll/dy2xnsdxfr5mk6ab>

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: Under construction.

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 – 92.66% 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. Oct. 31 – 38.72% complete. 			

Project Status: Finance closing in June 2020.

CDP Metro Bond Project (Tigard)			
Housing Units: 80		Project Based Vouchers: 8	VASH Vouchers: 8
0 Studio	25 1BR	45 2BR	10 3BR
Ownership: Partnership of Housing Authority/CDP		Total Project Costs: \$28.8M	
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 170th (Beaverton)	
4 Single Family Homes (Workforce Rental Housing)	
Ownership: Housing Authority	Total Project Costs: \$
Project Update:	
<ul style="list-style-type: none"> • Properties are Washington County surplus land • 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: Under construction.

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:	
<ul style="list-style-type: none"> • Construction started in January 2019; completion scheduled for Nov. 25. 	

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: Construction closing on Nov. 15.

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

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
- The IGAs (Intergovernmental Agreements) are in final format; plan to go Metro Council and Board of Commissioners for approval in December
- 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

IX. ADJOURNMENT