



HOUSING ADVISORY COMMITTEE

AGENDA AND INFORMATION PACKET

THURSDAY, NOVEMBER 18, 2021 • 9:00 am – 11:00 am

Zoom Webinar ID: 853 9937 4013 PW: 300524

Call-in number: 1 253-215-8782

OUR MISSION

The Washington County Department of Housing Services provides a continuum of affordable housing options that promote community strength.

OUR 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

OUR 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.



AGENDA

THURSDAY, NOVEMBER 18, 2021 • 9:00 am – 11:00 am

Zoom Webinar ID: 853 9937 4013 PW: 300524

Call-in number: 1 253-215-8782

- I. ROLL CALL
- II. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES
- III. ACTION – APPROVAL OF MINUTES
 - A. September 23, 2021
 - B. October 15, 2021
- IV. EXECUTIVE DIRECTOR’S REPORT
 - A. Executive Director Report..... Page 3
- V. RESOLUTIONS / ACTION ITEMS
 - A. 2022 HAC Meeting Schedule Page 4
- VI. ONGOING BUSINESS
 - No items
- VII. NEW BUSINESS
 - A. Term Limit Expirations Page 4
 - B. HAC December Luncheon Poll Results..... Page 4
- VIII. DEPARTMENT UPDATES
 - A. Public Housing Page 5
 - B. Affordable Housing / Portfolio Rehab Page 6
 - C. Financial Statement Page 7
 - D. Additional Department Updates Page 9
- IX. ADJOURNMENT

2021 HAC MEETING SCHEDULE	
Thursday, January 28	[No July Meeting]
Thursday, February 25	Thursday, August 26
Thursday, March 25	Thursday, September 23
Thursday, April 22	Friday, October 15 – Retreat
Thursday, May 27 – Budget Review	Thursday, November 18
Thursday, June 24	Friday, December 3 – Luncheon



IV. EXECUTIVE DIRECTOR'S REPORT

As of November 2, Washington County remains in the “lower risk” category since 82.2% of Washington County’s population has received their first vaccine dose. 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. Currently, all staff are healthy and free of COVID-19.

The Housing Authority is continuing to work on implementation of our Moving to Work (MTW) flexibility. Staff are finalizing policies about the rent reform study and researching other MTW activities that would be beneficial to staff and the families we serve. Staff will share information about these initiatives in early 2022 HAC meetings.

The full SHS IGA (Intergovernmental Agreement) with Metro is approaching the final weeks of negotiation. The interim agreement approved in June will be in effect until the SHS IGA is finalized. Staff from the department, legal, public affairs and finance continue to work with our jurisdictional partners and Metro on intensive negotiations to finalize IGA terms for boards to consider.

The new Metro Affordable Housing Bond project, Terrace Glen, has 144 units in Tigard and is headed to closing before the end of 2021. Meanwhile, HAWC staff and managers continue to explore affordability options for the Woodspring Apartments in Tigard that was acquired in 2015 by the real estate investment firm Hamilton Zanze (HZ).

The Housing Authority Board of Directors (HABOD) approved resolution and order to proceed with the renovations to convert former hotel rooms at the Aloha Inn to studio apartments for Permanent Supportive Housing (PSH). The work includes adding fire sprinklers, kitchenettes and two more units for a total of 54 PSH units at the property. This is exciting because it aligns the Metro Affordable Housing bond work neatly with the Supportive Housing Services (SHS) levy, in one all-PSH development. The HABOD also approved the addition of a fifth development called the Ridge at Bull Mountain (formerly Colonies) to our rehabilitation portfolio, for a total of 332 units in 5 improvement projects with \$43 million in direct construction costs. A key piece of the rehabilitation work is relocation for our residents, whether temporary or permanent.

Staff continue to work with Building Services on our new space at Adam’s Crossing which is estimated to be ready in early 2022. Staffing numbers have greatly increased over the last year and the Department is looking at space sharing arrangements in the new office.

The annual HAC October Forum was held on Friday, October 9th with over 50 people attending the event. This year’s theme for the October Forum was: Homelessness in Washington County – Major Contributing Factors and Paths Forward. We had enthralling discussions between our guest panelists: Andy Silver, Dr. Marisa Zapata, Chris Bouneff, Katrina Holland, and Pat Rogers. For any who missed it, a link to video of the October Forum can be found on the county YouTube page or HAC webpage on the county website.

Thank you for your interest and dedication to affordable housing in Washington County!

Komi Kalevor
Director



V. RESOLUTIONS/ACTION ITEMS

2022 HOUSING ADVISORY COMMITTEE MEETING SCHEDULE

Standard meeting dates are the fourth Thursday of each month. In July the meeting is cancelled for summer vacations; in October we hold the Annual HAC Housing Forum on a Friday; in November we move to the third Thursday due to the Thanksgiving holiday; and in December we hold the annual HAC Luncheon on a Friday.

Proposed meeting dates for 2022 are as follows:

2022 HAC MEETING SCHEDULE (PROPOSED)	
Thursday, January 27	[No July Meeting]
Thursday, February 24	Thursday, August 25
Thursday, March 24	Thursday, September 22
Thursday, April 28	Friday, October (TBD) – HAC Housing Forum
Thursday, May 26	Thursday, November 17
Thursday, June 23	Friday, December (TBD) – Annual HAC Luncheon

Motion Required: Approve the 2022 Housing Advisory Committee meeting schedule.

VI. ONGOING BUSINESS

N/A

VII. NEW BUSINESS

HAC December Luncheon Poll Results

Discuss with committee members the results from the poll conducted by Washington County staff regarding whether the HAC wanted to meet in person for the scheduled December 3rd Luncheon.

Term Limit Expirations

HAC committee members are appointed for terms of four years. The following positions will be expiring on March 31, 2022: Balen Younis (representing Minority Groups), Vince Chiotti (Urban and Regional Planning Professional) and Ben Sturtz (Member-At-Large). There are also vacancies for a position representing Veterans and a position representing Resident Participants. The recruitment and application process for these positions will begin next month. The full HAC roster is on the next page.



HOUSING ADVISORY COMMITTEE

Members (November 2021)

Dave Bachman
District 3 - Property Management Rep.
Term Ends: 3/31/2023

Melinda Bell
District 2 - Resident Participant
Term Ends: 4/1/2025

Renee Brouse
District 3 - Member-At-Large
Term Ends: 4/1/2025

Vince Chiotti
District N/A - Urban and Regional Planning
Professional
Term Ends: 3/31/2022

Alma Flores
District N/A - Real Estate / Dev / Const
Term Ends: 3/31/2023

Katherine Galian
District 1 - Social Services Organizational Rep.
Term Ends: 3/31/2024

Sheila Greenlaw-Fink
District N/A - Finance Professional
Term Ends: 4/1/2025

Cindi Otis
District 1 - Elderly Rep.
Term Ends: 4/1/2025

Narendar Sahgal
District N/A - Member-At-Large
Term Ends: 3/31/2025

Eric Schmidt
District 1 - Member-At-Large
Term Ends: 3/31/2024

Sid Scott
District 4 - Design, Architecture, Engineering
Professional
Term Ends: 3/31/2023

Ben Sturtz
District N/A - Member-At-Large
Term Ends: 3/31/2022

Balen Younis
District 2 - Minority Groups Rep.
Term Ends: 3/31/2022

Vacant: Representing Veterans
Term Ends: 3/31/2022

Vacant: Resident Participant
Term Ends: 3/31/2025

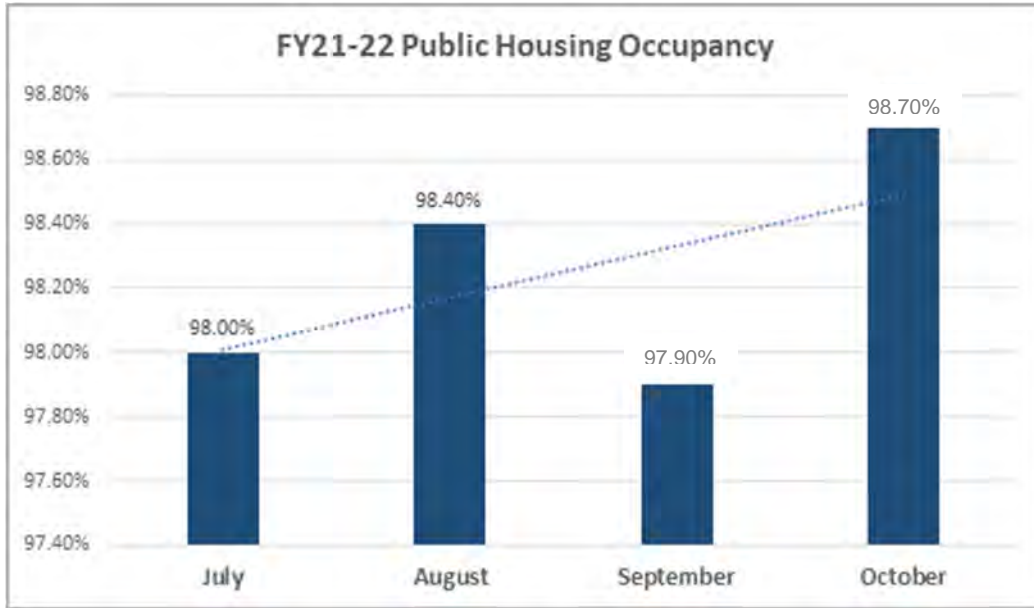


VIII. DEPARTMENT UPDATES

A. Public Housing

Occupancy Rates

Public Housing (244 units): September - 97.9%; October – 98.7%.



Average Vacancy Days

Average vacancy days for the month of September and October was at 108 days. HAWC’s goal is 18 days. Capital improvements completed in the leased units contributed to the extended vacancy periods. HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis and rates 20 days or less as an “A”. For the first quarter of FY 21-22, HAWC’s average is 115 days.

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 September and October, the average maintenance response time for emergency and routine work orders are:

		Completed Work Orders	Average Response	HAWC Goal	HUD Standard
Emergency	September	3	3.6 Hours	3 Hours	24 Hours
	October	5	7.2 Hours		
Routine	September	94	10.74 Days	3 Days	25 Days
	October	91	9.84 Days		



Waitlist Summary

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
831	468	146	39

B. Affordable Housing / Portfolio Rehab

HAWC owns and operates affordable properties included in financial reports under Affordable Housing, Bond Portfolio, and Specialty Housing

Occupancy Rates

- a. Affordable Housing Portfolio (332 units): September 94%, October 96%
- b. Bond Portfolio (263 units): September 98%, October 98%
- c. Specialty Housing Portfolio (28 units): September 100%, October 100%

HAWC Partnership Affordable Projects

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

Note #1: Cascade Housing Inc., the development partner, has sold Covey Run and is in the process of selling Gateway Commons. Affordability covenants are unaffected.

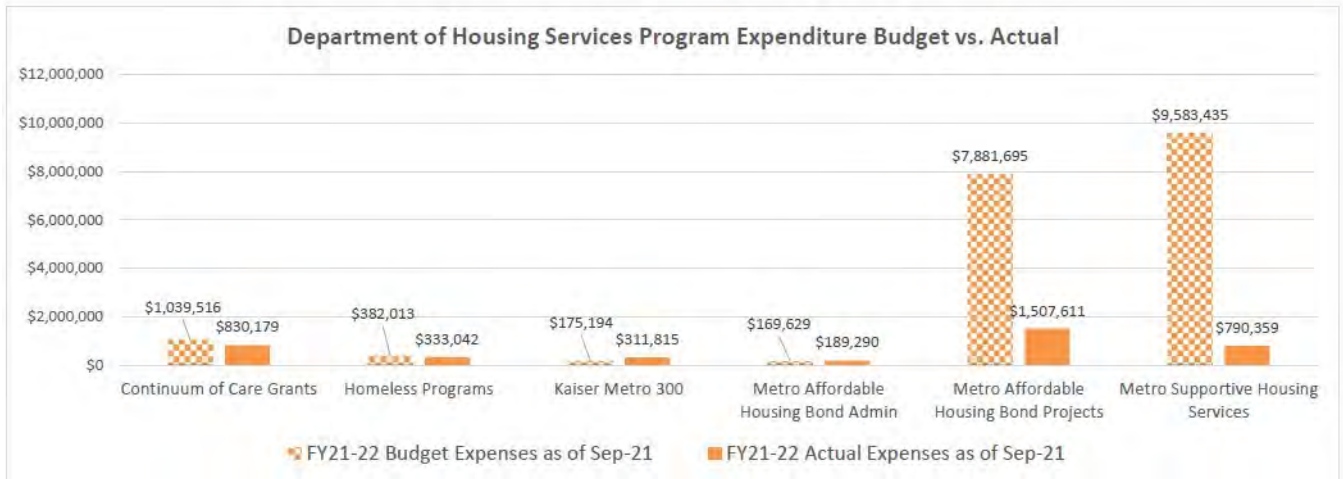
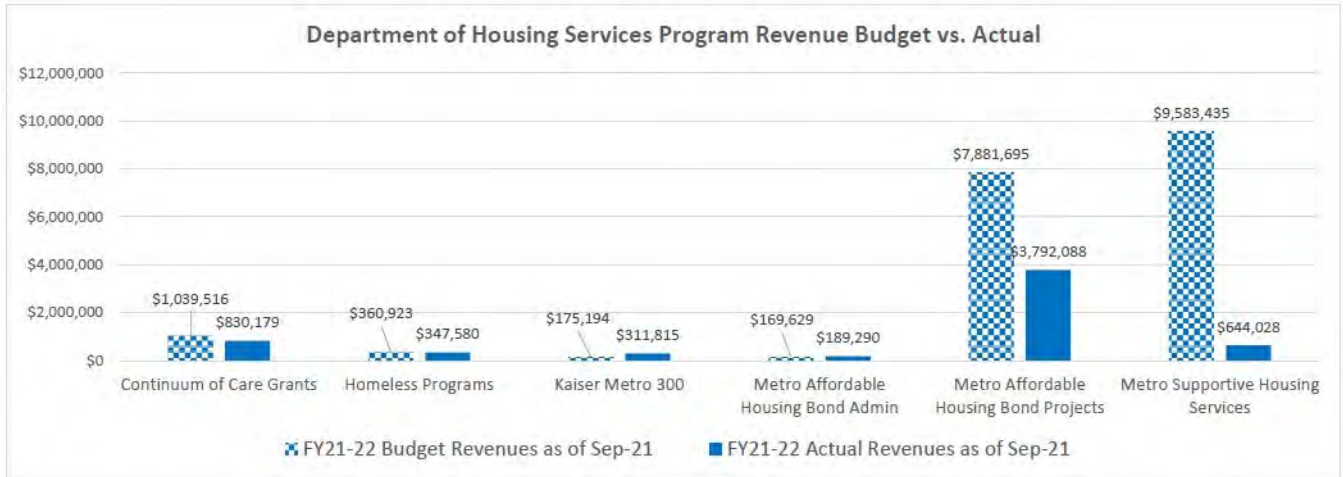
AHPV Portfolio Rehab

- Jurisdictional Land Use review meetings have been positive, and the projects are still tracking for permit submission in late December/early January to begin construction in April 2022.
- Washington County’s Youthbuild program has been approached and may partner with HAWC to facilitate pre-apprenticeship training under the Bridge program at future AHPV construction sites.



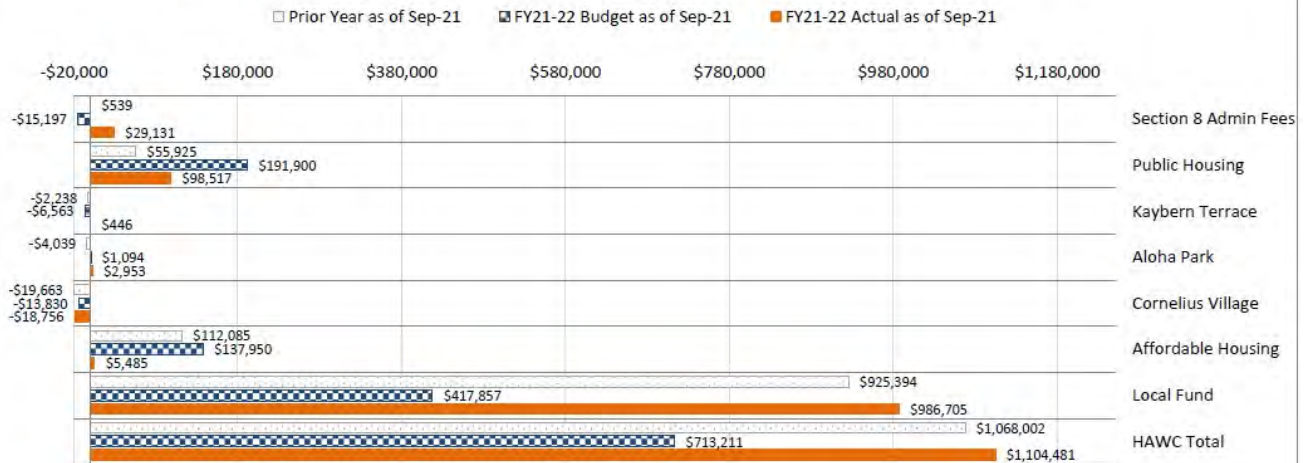
VIII. DEPARTMENT UPDATES

C. Financial Statement





Housing Authority of Washington County Program Net Income (Loss) from Operations



For September FYTD, net income from Housing Authority operations of \$1,104,481 was favorable to budget by \$391,270 and favorable to the prior year by \$36,478.

Section 8 Admin This program had net income of \$29,131 which was \$44,327 favorable to budget, the favorable variance from the budget is a combination new Emergency Housing vouchers awarded and remaining HUD CARES one-time funding to mitigate COVID-19 impact. \$761,786 of the \$925,725 CARES Act Admin fund will be expensed by December 31, 2021.

Public Housing had net income of \$98,517 which was \$93,382 unfavorable to budget. The unfavorable variance is due capital fund to be drawdowned later to reflect capital fund activities schedule.

Kaybern Terrace had net income of \$446 which was \$7,009 favorable to budget. The variance is due to lower operating expenses.

Aloha Park had net income of \$2,953 which was \$1,860 favorable to budget. The variance is due to higher rental income to reflect revenue management plan.

Cornelius Village had net loss of \$18,756 which was \$4,926 unfavorable to budget. The variance is due to loss to lease as a result of rental dispute settlement.

Affordable Housing had net income of \$5,485 which was \$132,465 unfavorable to budget. The unfavorable variance reflected scheduling of property rehabilitation fund to be provided by the Local Fund.

Local Fund had net income of \$986,705, favorable to budget by \$568,849 and favorable to the prior year by \$61,311, the variance is the combination of additional development fee collected from the Gateway Commons, admin fee earned from processing the Landlord Compensation Fund program for the OHCS and scheduling of property rehabilitation fund to Affordable Housing.



VIII. DEPARTMENT UPDATES

D. Additional Department Updates

1. Housing Choice Voucher Program

October kicked off the new Teams structure model for the Rental Assistance Division. The voucher team was divided into two different teams, standard HCV (Housing Choice Voucher) and SPV (Special Purpose Voucher). This is a team-based model vs. the previous alpha caseload assignment for staff.

HUD Allocated Units			
Program	ACC	Monthly HAP Allocated from HUD	Monthly HAP per Household
Housing Choice Voucher (HCV)	2,706	\$2,450,393.88	\$905.54
Veterans Affairs Supportive Housing (VASH)	197	\$197,591.38	\$1,003.00
Foster Youth Initiative (FYI)	7	\$4,610.52	\$658.65
Subtotal	2,910	\$2,652,595.78	
HUD Special Purpose Vouchers			
Program	ACC	Monthly HAP Allocated from HUD	Monthly HAP per Household
Mainstream Vouchers	178	\$160,336.07	\$900.76
Emergency Housing Voucher (EHV)	89	\$82,972.00	\$932.27
Subtotal	267	\$243,308.07	
HUD Total	3,177	\$2,895,903.85	

Utilization:

Vouchers and Awards Leased Up													
HUD Programs													
	HUD Regular Vouchers (ACC)							HUD Special Vouchers				All HUD	
	HCV		VASH		FYI		All Actual UML		Mainstream		EHV		
	#	%	#	%	#	%	#	%	#	%	#	%	#
Oct-21	2,470	91.28%	137	69.54%	1	14.29%	2,608	89.62%	173	97.19%	7	7.87%	2,788
Grand Total	24,530	90.65%	1,457	75.89%	10	25.00%	25,997	89.58%	1,251	80.19%	9	2.53%	27,257

*Grand total percentages are calculated as the number of units leased up over the annualized ACC/Allocation for each program.



Waitlist Demographics:

Current HCV Wait List*		Voucher Activity			
October 2021 (households)	1,902	HAWC Vouchers Issued	91	Total Outstanding Vouchers	190

Wait List Time Based on # of Household Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
# Families	975	394	259	148	75	32	12	3	4	0	1,902
Average Days	98	98	99	99	98	98	99	102	93	-	98

Wait List Based on Gender				
Gender	Female		Male	Total
Total	1,362		540	1,902

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Multiple	Native Haw.	Missing	White	Total
Total	56	49	406	199	16	57	1,119	1,902

Wait List Based on Ethnicity					
HH Ethnicity	Hispanic		Not Hisp.	Missing	Total
Total	313		1,541	48	1,902

Wait List Based on HH Type					
HH Type	Disabled	Elderly	Family	Other	Total
Total	530	229	701	442	1,902

The waitlist includes clients who applied for the waitlist in July-August 2021 and were selected for the waitlist via random lottery.

Project-Based Vouchers

The Mary Ann is currently leasing, and four of the eight units were leased in October. The Viewfinder has experienced delays in elevator installation and the expected occupancy has been delayed to December 2021.

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

Total Leased	Total Contract	Utilization Rate
189	202	94%
Projects Leased	Units Leased	Units Eligible
Alma Gardens	8	8
Alma Gardens - VASH	5	5
Barcelona	7	8
Bridge Meadows	8	8
Cedar Grove	8	8
Cornelius Place	11	11
Fir Crest Manor	14	14
Housing Team/SAMHSA	3	3
The Knoll	8	8
The Knoll - VASH	4	4
Th Mary Ann	4	8
Orchards	22	24
PLUSS	12	12
Pomeroy Place	14	15
Pomeroy Place - VASH	5	5
Red Rock Creek Commons	24	24
Sunset View	21	24
Tom Brewer House	11	13
Total HAP	189	202
Projects Awarded-Not Yet Project-Based	Anticipated?	Units Eligible
The Viewfinder	12/15/2021	8
The Viewfinder - VASH	12/15/2021	8
Total AHAP		24
Grand Total - HAP and AHAP		226

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.



2. FSS Programs & Special Projects

Participating Households	
Housing Choice Vouchers	49
Public Housing	13
Total Participating Households	62

Escrow Balances	
Households with Escrow Balance >\$0	37 (60%)
Total Escrow Balance	\$322,409
Highest Escrow Balance	\$48,273
Average Escrow Balance	\$5,200

Monthly Escrow	
Households Accumulating Monthly Escrow	23 (37%)
Total Monthly Escrow	\$13,328
Highest Monthly Escrow	\$1,052
Average Monthly Escrow	\$215

Average Increase in Annual Earned Income	
Households showing increase in Annual Earned Income	25 (40%)
Total Increase in Annual Earned Income	\$724,683
Highest Increase in Annual Earned Income	\$74,917
Average Increase in Annual Earned Income	\$11,688

Kaiser Metro 300

The Kaiser Metro 300 program serves houseless, age 50+, disabled individuals with short term rental assistance and move-in funds. The program has closed, and active participants were transferred to long-term rental assistance programs. This is the final update on this program.

County	Housed	In search process	Estimated Total Served by Project End
Clackamas	108	0	108
Multnomah	122	21	143
Washington	110	2	112
Total	340	23	363

Regional Long-Term Rental Assistance (RLRA)

The RLRA program is in connection with Supportive Housing Services and processes the rental subsidy side of the services. After initial assessment partners refer applicants to the RLRA Team in the Rental Assistance Division. October kicked off the transfer of RLRA lease ups from Metro 300 and new referrals from partners. For October 2021, 14 leased up and 14 new referrals were received.



3. Continuum of Care (CoC) Homeless Division

A Road Home: Community Plan to Prevent & End Homelessness

- The County’s comprehensive plan [A Road Home](#) is focused on preventing and ending homelessness through a systems approach and funding to achieve the strategies outlined in 6 goals. The *2021 A Road Home Annual Homeless Assessment* report on outcomes will be released in January 2022. The [FY2021/22 Work Plan](#) to provide prevention assistance, housing and services aligns with the new SHS Program Local Implementation Plan.
- Efforts to prevent homelessness through Emergency Rent Assistance (ERA) programs is reflected in the data on Eviction Court Cases filed monthly. Households with eviction cases for nonpayment of rent are referred to ERA programs.
- The Office of Community Development, in partnership with Washington County Housing Services, will contract Community Alliance of Tenants (CAT) to provide tenant services to include renter rights workshops, counsel services to hotline callers, intensive support services and counseling specific to critical cases, impact surveys, and reporting. CAT is Oregon’s only statewide tenant rights organization that supports low income tenants through education, organizing and empowerment.
- Rural cities report an increasing number of people experiencing homelessness in Banks, Gaston, North Plains, and surrounding areas. To address gaps in local access to homeless services, the Rural Assistance in Transition from Homelessness program was implemented 11/1/2021 to provide a continuum of services to include prevention and housing retention, outreach, basic needs, intensive case management and health care navigation services, and housing navigation and tenancy supports.

Eviction Court Cases filed by			
Month	2021	2020	2019
January	30	286	294
February	28	250	257
March	39	98	267
April	33	5	232
May	32	12	262
June	28	17	253
July	81	24	275
August	90	14	252
September	92	19	284
October	89	15	246
November		16	239
December		31	234
Total	542	787	3095

Source: Washington County Civil Court Department

Federal COC Program Funding, Reporting and Activities

- Washington County and community-based organizations will apply for \$4.4 million Federal [FY2021 Continuum of Care \(CoC\) Program](#) funds administered by the US Department of Housing & Urban Development (HUD). Housing Services is the CoC Collaborative Applicant preparing the Consolidated Application and coordinating the project application competition in response to a public Request For Proposal (RFP) process released on 9/3/21. The application will be submitted by 11/12/21.
- The Homeless Management Information System (HMIS) is administered by Housing Services CoC staff in partnership with the Portland Housing Bureau that holds the contract with WellSky, the HMIS software vendor. Program activities include:
 - On October 1 the HUD [FY2022 HMIS Data Standards](#) will be implemented with training provided to include revised language for race/ethnicity, gender, mental health, and other elements, and new data elements for coordinated entry (the Community Connect system). Currently 208 HMIS Users are entering client-level data for people experiencing and at risk of homelessness.



- The CoC Board approved Washington County entering discussions on a regional HMIS implementation that would transfer administration of the HMIS from Portland Housing Bureau to Joint Office of Homeless Services. The new tri-county HMIS implementation is scheduled on 4/1/2022.
- The HUD McKinney-Vento Homeless Assistance Act, as amended, requires local CoC's to plan and implement a coordinated system of care. CoC's are required to submit to HUD annual reports to demonstrate systemic response outcomes.
 - [Longitudinal Systems Analysis \(LSA\)](#) report provides HUD and the CoC with critical information on demographics of people who access and participate in the homeless system.
 - [System Performance Measurement \(SPM\)](#) report uses established metrics to provide HUD and the CoC with system-level performance as a coordinated system, in addition to analyzing performance by specific projects or project types submitted to HUD in the *Annual Performance Report (APR)*. The SPM is used by HUD in awarding CoC funding and demonstrates coordination with ESG Program recipients and all other homeless assistance stakeholders in the community.
 - [Point In Time \(PIT\) and Housing Inventory Count \(HIC\)](#) report on people experiencing homelessness who are "sheltered" (e.g. emergency shelter, transitional housing and safe have) in beds/units reported in the HIC and "unsheltered" (e.g. living on the street and places not meant for human habitation). The PIT and HIC reports are used by HUD in awarding CoC funding and by the CoC to review access and racial equity, program bed utilization, contributing factors to homelessness, and unmet resources needs.

CoC Governance and Community Engagement

- The CoC is governed by the [Housing and Supportive Services Network \(HSSN\)](#), a consortium of more than 60 citizen advocates, public and nonprofit provider agencies working collaboratively to plan, coordinate and provide housing and services in a system of care that aligns with priorities outlined in local plans, *A Road Home*, the *SHS Program LIP*, the *2020-2024 Consolidate Plan*, and the Federal strategic plan *Home, Together*. [Meeting agendas](#) are available online with meetings open to the public.

HSSN Guest Speaker: November 3, 2021 - 8:30 a.m.

- Josh Legere, Washington County Department of Housing Services
[Homeless Encampment Management Program](#)

HSSN Guest Speaker: December 1, 2021 - 8:30 a.m.

- Brandon Schrader, State of Oregon Employment Division
[Low-Income Employment and Housing Implications](#)



4. Supportive Housing Services (SHS)

Quarterly Report

The SHS program has completed its first quarterly report and will present the report to the Board of County Commissioners on November 9th and then presented to Metro's regional oversight committee. The quarterly report will generally provide program, outcome, and financial updates as interim progress reports between the annual report. Here is a brief list of SHS investments and impact highlights from the first quarter report:

- Expanded and stabilized shelter capacity, adding 100 year-round and \$5 million in upfront investment
- Executed more than \$6.6 million in contracts with 17 community-based organizations that will deploy 39 housing case managers, working to house and support 800 households
- Modernized Community Connect referral system with a 20-minute trauma-informed assessment and more paths for referral
- Qualified 38 organizations to provide culturally responsive and culturally specific SHS services
- Invested \$200,000 in culturally specific organizations to build their capacity to serve our community.

To review the quarterly report, find the full draft on our SHS webpages [here](#).

HPAC expansion

The Homeless Plan Advisory Committee met in October to receive recommendations from a short-term committee of HPAC and LIP members to expand the work of the committee to include oversight and accountability functions for implementation of the SHS program. The committee unanimously approved the three recommendations of the workgroup and will propose changes to their bylaws accordingly. Beginning in January, the committee will begin to meet every other month rather than quarterly, consider expanding the work of the committee with subcommittee functions, and consider expanding membership of the committee to provide more inclusive representation supportive of the SHS and Continuum of Care programs.

Winter shelter program

This year, winter shelter will be operated as a program of SHS. 187 beds of shelter are planned to be operated between November 15th through March 15th. These shelters include:

- 20 beds in Tigard operated by Just Compassion
- 30 beds in Beaverton at the Community Center operated by Just Compassion
- 50 beds in Hillsboro at the Clover Leaf operated by Open Door
- 37 beds for medically vulnerable adults operated in various motels by Project Homeless Connect
- 50 beds for families and youth operated by Family Promise of Tualatin Valley and Washington County, and Boys and Girls Aid.

Referrals to the winter shelter can be made through Community Connect and all 17 partnering organizations of the SHS program. The primary shelter goal of the SHS program is to expand winter shelter capacity to operate year-round and continues to seek permanent sites to operate year-round shelter programs.



5. Housing Development

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.

Metro Bond Updates

1. The Valfre at Avenida 26 is under construction and tracking well on schedule.



2. Terrace Glen is the next Metro Bond project scheduled to close this calendar year. The project team is working toward closing later this month.
3. Aloha Inn will begin renovation work in December and Goldcrest Apartments is scheduled to close in January 2022
4. Staff presented a Quarterly Update (July-September 2021) to the Board of Commissioners in Work Session on 11/9. Please see attached update.

Metro Affordable Housing Bond Projects in Washington County's Implementation Area:

Project Sponsor	Project Name	Location	Metro Bond Amount	Total Development Cost	Unit Count	Concept Endorsement Date
Home First Development	Saltzman Road Senior Apartments	Cedar Mill (unincorporated Wash. Co.)	\$5,990,000	\$12,365,000	53	1/26/2021
Housing Authority of Washington County	Aloha Inn	Aloha (unincorporated Wash. Co.)	\$8,465,000	\$9,000,000	54	12/15/2020
Bienestar and REACH CDC	Plaza Los Amigos	Cornelius	\$12,830,000	\$39,208,808	113	9/1/2020
BRIDGE Housing Corporation	Aloha Housing	Aloha (unincorporated Wash. Co.)	\$10,230,000	\$27,853,500	82	9/1/2020



WASHINGTON COUNTY OREGON

BRIDGE Housing Corporation	Goldcrest Apartments	Beaverton	\$8,700,000	\$28,142,095	75	9/1/2020
Community Partners for Affordable Housing	Plambeck Gardens	Tualatin	\$14,320,000	\$43,583,824	116	9/1/2020
DCM Communities & HAWC	The Valfre at Avenida 26	Forest Grove	\$3,792,088	\$10,994,346	36	9/1/2020
Northwest Housing Alternatives	Tigard Senior Housing	Tigard	\$6,270,000	\$19,209,708	58	9/1/2020
Related NW Community Development Partners	Terrace Glen Viewfinder	Tigard	\$17,484,000	\$48,389,878	144	9/1/2020
			\$11,583,000	\$32,699,090	81	6/18/2019
TOTAL			\$99,664,088	\$271,446,249	812	

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 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)			
Housing Units: 81		Project Based Vouchers: 8 PBV + 8 VASH	
0 Studio	25 1BR	46 2BR	10 3BR
Ownership: Community Development Partners/HAWC Special Limited Partner		Total Project Costs: \$32.6M Funding: \$11.4M Metro Bond / \$12.1M 4% Tax Credits / \$7.7M Private Activity Bonds	
Project Update:			
<ul style="list-style-type: none"> • Construction start: June 2020. Project completion: delayed from October to December 2021 due to supply chain and labor force issues with countertops and elevator installation. • Washington County's Phase I Metro Bond project • Pre-leasing began on July 15 			

Project Status: Complete and leasing up

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

Project Status: Under construction

The Valfre at Avenida 26 (Forest Grove)			
Housing Units: 36			
0 Studio	9 1BR	21 2BR	6 3BR
Ownership: Partnership of Housing Authority/DCM Communities		Total Project Costs: \$13.2M Funding: Metro Bond; HPOF; LIHTC; Conduit Bonds	
Project Update:			
<ul style="list-style-type: none"> • Four of the six buildings are framed. 			