



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



**Thursday, September 24, 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:

October 16

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 20
Thursday, September 24
Friday, October 16 - Retreat
Thursday, November 19
Friday, December 11 or 18 - Luncheon



HOUSING ADVISORY COMMITTEE
Teleconference

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

Webinar ID: 822-8282-0540

PW: 116766

September 24, 2020 at 9:00 A.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. August 20, 2020
- 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**
 - A. HAC October Housing Forum
- VII. NEW BUSINESS**
 - A. Metro Bond Updates
 - B. Affordable Portfolio Rehabilitation - Presentation
- VIII. RESOLUTIONS/ACTION ITEMS**
- IX. ADJOURNMENT**



I. ROLL CALL

II. ACTION – APPROVAL OF MINUTES

III. DISCUSSION

MEMBER UPDATES

IV. EXECUTIVE DIRECTOR'S REPORT

Housing Authority staff continue to split their time between working at home and being in the office due to COVID-19. The County is still in Phase I. Under Phase I, staff not from a high-risk group have returned in phases and as needed to support in-person services; telework is encouraged whenever it is possible; and strict physical distancing is in place.

Additionally, smoke from the fires over the last two weeks had the entire County working from home Sept. 14-16 and County buildings staffed but closed to the public on Sept. 17. The Housing office opened with extended lobby hours on Friday Sept. 18 to serve our clients who could not come in earlier in the week. Staff remain healthy and free of COVID-19.

We are in the final four weeks of planning for the HAC Housing Forum called Housing Instability in a Pandemic – Exposing Inequities taking place on Friday October 16 from 9:00 am - 11:00 am. Most of the speakers have been confirmed, and the content looks to be topical and engaging.

The Sept. 24 HAC meeting will have a presentation on the Affordable Housing Portfolio and proposed critical repairs; the HABOD will hear this at their Sept. 29 meeting (rescheduled from Oct. 6). Concept endorsement for the Metro Bond projects are pending with Metro staff. And, the Metro Supportive Housing Services Local Implementation Plan (LIP) is a work in progress.

We are currently recruiting for two positions. One is the Public Housing Asset Manager position, who we hope to have hired within the next month. The second is the Senior Program Coordinator position which will oversee the department's housing development activities.

Please stay healthy, everyone.

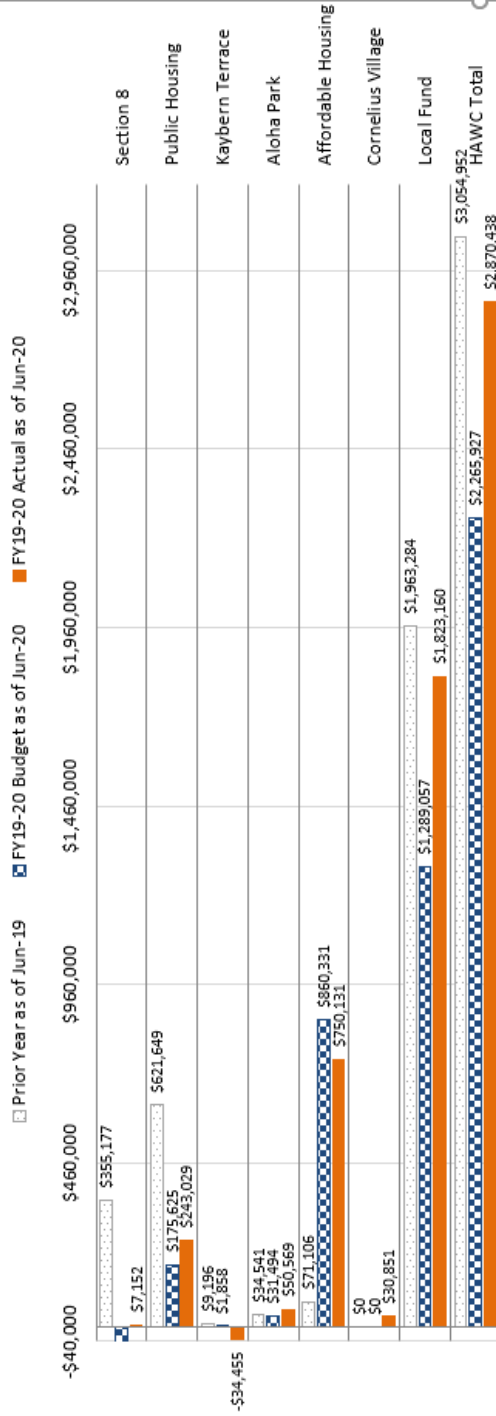
Komi Kalevor
Director



V. STAFF REPORTS
A. Financial Statement

1. Financial Report to the Housing Advisory Committee
July 2020

Cash Flow from Operations



For June FYTD, cash flow from Housing Authority operations of \$2,870,438 was favorable to budget by \$604,511 and unfavorable to the prior year by \$184,514.

Section 8 cash flow from operations is budgeted to be short of \$92,438 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 positive cash flow from operations of \$7,152 which was \$99,590 favorable to budget, the favorable variance from the budget is due to vacant positions.

Public Housing had positive cash flow of \$243,029 which was \$67,404 favorable to budget. The positive variance is due to higher operating subsidy and higher rent paid by the tenants.

Kaybern Terrace had negative cash flow of \$34,455 which was \$36,313 unfavorable to budget. The negative variance is due to contracted services for repair and maintenance.

Aloha Park had positive cash flow of \$50,569 which was \$19,075 favorable to budget.

Affordable Housing had positive cash flow of \$750,131 which was \$110,200 unfavorable to budget, \$679,026 favorable to prior year.

Cornelius Village 14 units property was acquired in November 2019, it's \$30,851 positive cash flow represents 8 months of operation.

Local Fund had positive cash flow of \$1,823,160, favorable to budget by \$534,103 and unfavorable to the prior year by \$140,123.



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

Wait List Time Based on # of HH Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	439	129	134	69	37	29	5	5	3	1	851
Average Days	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,914	1,944	1,944	1,944

Wait List Based on Gender			
Gender	Female	Male	Total
Total	607	244	851

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	8	27	216	9	501	42	48	851

Wait List Based on Ethnicity				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	144	707	0	851

Wait List Based on HH Type					
Type	Disabled	Elderly	Family	Other	Total
	192	91	348	220	851

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
August 2020

Housing Choice Voucher

a) Wait List: HAWC’s waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 851 households on the waitlist for August (July 852).

b) Occupancy Rates:

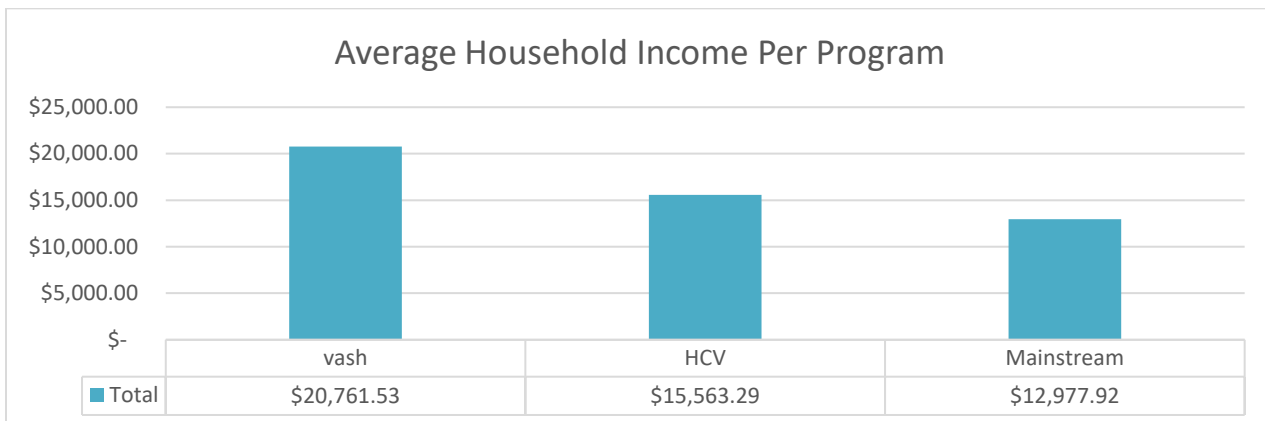
Section 8: August 88.34% (July report – 90.21%)

We had 2,630 vouchers leased up in August (July report – 2,664). Our Annual Contributions Contract (ACC) is 2,977¹ vouchers, so we need to lease up 347 vouchers to reach our authorized capacity.

HAWC issued 21 vouchers in August. There are 74 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 109.41%². Our goal of budget authority is 95% minimum.

HCV PROGRAM UPDATE

Each month new data points will be shared on program participants. The chart below shows a current snapshot of average household income in different voucher programs.



¹ 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.

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, but due to cost per unit, HAWC is unable to issue new vouchers.



General Updates:

HUD awarded HAWC with \$1,830,609 with the 2020 CARES ACT extraordinary funding award. This award will help pull us out of Shortfall for 2020, but we remain in proximity for 2021. Fair Market Rents for 2020 have been released and a Payment Standard will be under review in the coming month.

HUD released a NOFA for new Veterans Affairs Supportive Housing (VASH) vouchers. With a letter of support from the partnering VA, HAWC submitted a letter of interest to HUD.

Due to hazardous air quality, the office was closed for several days and staff have been working remotely and keeping communication with participants. Staff did come in the office for about an hour to scan documents for work.



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

PUBLIC HOUSING

a) Public Housing Average Vacancy Days: Average vacancy days for the month of August 2020 was at 0 (July 29.67). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 29.67 days through August 2020. HUD rates 20 days or below as an “A”.

b) Occupancy Rates:
Public Housing: August 99.6% (July report – 99.6%)

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 August, 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	18.92 hrs.	3 hrs.	24 hrs.
Routine WO's	16.65 days	3 days	25 days

Work Orders

- Reported 338 year-to-date non-emergency work orders that have been completed in an average of 21.93 days.
- Reported 80% of five (5) year-to-date emergency work orders completed within 24 hours.



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

TURNOVERS/UNIT TURNOVER TIME

- Maintenance completed zero (0) Public Housing Units turnovers in August.
- For the 20-21 Fiscal Year, Unit Turnover Time was 89 non-exempt days and 3 Capital Improvement exempted days for three (3) turnovers averaging 29.67 days per unit.



V. STAFF REPORTS
D. Affordable Housing
August 2020

HAWC's AFFORDABLE HOUSING PORTFOLIO

HAWC owns and operates affordable properties included in financial reports under Local Fund, Affordable Housing, and two properties with stand-alone financials.

Total Occupancy: 94.8% (33 vacancies/629 units)

- a) Local Fund Properties (managed by HAWC and/or contractors) 100% (0 vacancy/13 units).
- b) Affordable Housing Properties (managed by Cascade Property Management): 94.7% (28 vacancies/524 units)
- c) Kaybern Terrace (managed by Cascade Property Management): 91.7% (1 vacancy/12 units)
- d) Aloha Park (managed by Cascade Property Management): 95.0% (4 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.

HAWC PARTNERSHIP AFFORDABLE HOUSING PROJECTS

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



V. STAFF REPORTS
E. Programs and Special Projects

PROJECT-BASED VOUCHERS

The Housing Authority may authorize project-basing a maximum of 20% of its total voucher funding allocation (not total numbers of vouchers) with approval from HUD. As of the end of 2018, the total Project-Based Vouchers (PBV) the Housing Authority could issue is approximately 410. HAWC currently has PBVs allocated to Category I (chronically homeless), Category II (30% or less MFI), “Special Needs” and VASH (for homeless veterans).

Remaining available Project-Based Vouchers, and Project-Based Vouchers that have been awarded but are not yet project-based, continue to be utilized as tenant-based vouchers. Vouchers are project-based as units become available and residents leave the Section 8 tenant-based voucher programs.

Total Contract	Total Leased	Utilization Rate
163	156	96%
Data as of 8/31/2020		
Projects Leased	Currently Leased	Contracted Eligible Units
Alma Gardens	8	8
Alma Gardens VASH	5	5
Barcelona	8	8
Bridge Meadows	8	8
Cornelius Place	11	11
Fir Crest Manor	13	14
Housing Team / SAMHSA	4	4
Orchards	24	24
PLUSS	11	12
Pomeroy Place	13	15
Pomeroy Place VASH	5	5
Sunset View	23	24
The Knoll	8	9
The Knoll VASH	3	3
Tom Brewer House	12	13
Grand Total	156	163
Pending Projects (Signed AHAP)	Date	Contracted Eligible Units
Red Rock Creek Commons	Fall 2020	24
Cedar Grove	Fall 2020	8
CPD Tigard Triangle	2021	16
The Mary Ann	2021	8
Total HAP and AHAP		219

Awarded = Project has been allocated project-based vouchers contingent on satisfying RFP requirements.

Project-Based = Project is ready for occupancy and vouchers are attached to specific project-based voucher housing units in the property.



Project-Based Vouchers - Waitlist Projects Update

Red Rock Creek Commons – 1-bedroom units with a preference given to disabled applicants that can benefit from the services provided at the complex and **Cedar Grove** – Studio, 1, 2, and 3-bedroom apartments, waitlist was pulled, and applicants have been notified. List of applicants have been sent to the properties for their compliance and application process.

FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

Participant Information (8/31/20):

- Total current FSS households: 60
 - 46 Section 8 participants
 - 14 Public Housing participants
- Total Escrow Balance: \$437,376.06
- Highest Escrow Balances
 - \$35,724 Section 8
 - \$29,961 Public Housing

FSS Program Update

In August the FSS team added three participants to the CASA Individual Development Account (IDA) program securing up to \$27,000 dollars of matched savings funds for families focused on building assets to improve self-sufficiency. Staff continue working to ensure that contracts, files, and family goals are up to date. In September the FSS coordinators will attend equity focused training on Asset Development Strategies for families, as well as the HUD sponsored FSS Coordinator conference for coordinators and service providers in the region.



IV. REPORT OF SECRETARY
F. Report on Houselessness

August 2020

WILDLAND RESPONSE FOR EVACUEES

- Emergency Shelter for Wildland Evacuees. The metro-region experienced extreme winds and dry weather that ignited wildland fires that displaced 1,150 people living in the areas of the Powerline Fire (Hagg Lake area) and Chehalem Mountain-Bald Peak wildfires. Supports include coordination of shelter staff, resources and hotel vouchering for symptomatic individuals who sought respite at the American Red Cross evacuation shelter and reception sites.

COVID-19 RESPONSE FOR UNHOUSED POPULATIONS

- Coronavirus (COVID-19) Response Plan. Washington County moved into Phase 1 Reopening on 6/1/2020 with key strategies identified to prevent disease transmission within the houseless population.
- The Comfort Inn Respite Shelter operations are extended through 12/31/2020 to provide isolation for COVID+/COVID symptomatic or quarantine shelter due to COVID exposure.
- 2) Reopened Family Promise of Beaverton and Family Promise of Tualatin Valley shelters that reduced staffing/closed in March following Governor Brown's Executive Order to Stay Home, Stay Safe resulting in the closure of church facilities that operated as overnight shelter facilities. Family Promise of Washington County is seeking to hire an Interim Director to support re-opening.
- 3) On 8/4/2020 Washington County Housing opened Safe Sleep Village to provide 50 houseless persons to provide physical distancing and sanitation for houseless campers living in encampments with 20 or more people. Washington County is subcontracting with Project Homeless Connect to manage the site through 12/1/2020.
- 4) Operating hotel voucher program for 20 high-risk houseless households.
- 5) Provide sanitation equipment co-located near campsites and funding to extend Safe Sleep Village, as needed.

PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES

- Metro Measure 26-210 Regional Supportive Housing Services Program was passed by the voters on 5/19/2020. More information is available on the Metro website at <https://www.oregonmetro.gov/public-projects/supportive-housing-services>.
- Washington County hired two consultants to support this work: Multi-Cultural Collaborative to perform community engagement and facilitate the 21-member Local Implementation Plan (LIP) Committee, and Corporation for Supportive Housing as the technical writer to develop the LIP. The LIP is meeting twice monthly, with a draft LIP scheduled for release in November to the Washington County Board of Commissioners and the final LIP submitted for approval in December 2020 to the Board of Commissioners. More information is available



on the County website at

<https://www.co.washington.or.us/Housing/SupportiveHousingServices/index.cfm>

HOUSELESS SYSTEM FUNDING, REPORTING AND ACTIVITIES

- *Built for Zero (BfZ)* is a national initiative aimed at ending chronic houselessness 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 houseless.
- On 8/19/2020, Washington County CoC completed the 26-elements required to achieve full implementation of the national Built For Zero initiative.
- Current challenge is gaps in permanent supportive housing subsidy to continue leasing as the CoC Program is over-leased.
<https://www.co.washington.or.us/Housing/EndHomelessness/by-name-case-conferencing.cfm>

COMMUNITY ENGAGEMENT

- *Emergency Shelter for Adult-only Households* remains a significant gap with zero year-round beds for adults in Washington County. The Metro Supportive Housing Services (SHS) levy may be identified as a funding source to address this critical need in our local CoC.
- *Severe Weather Shelter Response Plan* for winter 2020/2021 will be modified to comply with CDC requirements in response to the COVID pandemic. Washington County Housing has convened the eight shelter providers and County Public Health staff to review the model to create five (5) shelter facilities that each operate as a community-based hub where local houseless can enroll in a 90+ day shelter program. This model aims to prevent and reduce COVID disease transmission by providing stable shelter in one location, as compared to prior years where houseless persons moved from shelter to shelter each night given the shelters were self-funded and were open only one or two nights a week. Washington County Housing will subcontract \$800,000 in ESG and EFSP CARES Act funds to support this new model.
<https://www.co.washington.or.us/Housing/EndHomelessness/severe-weather-shelter-response-plan.cfm>



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.

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. Construction paused due to poor air quality 9/10-9/16. • Project completion: December 2021. • Washington County's Phase I Metro Bond project 			



Project Status: Under construction.

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. • Project completion: August 2021. • Beaverton's Phase I Metro Bond project 			

Project Status: Currently leasing up.

Fields Apartments (Tigard)			
Retail		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"> • Project completion is late Summer 2020. 			

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: Nearly complete; currently pre-leasing.

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: Nearly complete; currently pre-leasing.

Cedar Grove (Beaverton)			
Housing Units: 44		Project Based Vouchers: 8	
4 Studio	26 1BR	7 2BR	7 3BR
Ownership: CPAH		Total Project Costs: \$15.7M 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

October Housing Forum – update on the 2020 forum planning.

VII. NEW BUSINESS

1. Metro Bond Updates

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:

September 1, 2020: Washington County Board of Commissioners approved Concept Endorsement for 7 projects:

Project Sponsor	Location	Metro Bond Request	Total Development Cost	Unit Count
Bienestar and REACH CDC	Cornelius	\$12,830,000	\$39,208,808	113
BRIDGE Housing Corporation	Aloha (unincorporated Wash. Co.)	\$10,230,000	\$27,853,500	82
BRIDGE Housing Corporation	Beaverton	\$8,700,000	\$28,142,095	75
Community Partners for Affordable Housing	Tualatin	\$14,320,000	\$43,583,824	116
DCM Communities & Housing Authority of Washington County	Forest Grove	\$3,792,088	\$10,994,346	36
Northwest Housing Alternatives	Tigard	\$6,270,000	\$19,209,708	58
Related NW	Tigard	\$17,484,000	\$48,389,878	144
TOTAL		\$73,626,088	\$217,282,159	624

Metro is scheduled to provide Concept Endorsement the week of 9/14/2020.

Community engagement kick-off meeting is scheduled with developers for 9/30/2020.



Please see attached pdf of the Washington County Metro Affordable Housing Bond – Portfolio Dashboard for detail on efforts to date.

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 Washington County's March 2020 NOFA:

<https://www.co.washington.or.us/Housing/AffordableHousingBond/funding-announcements.cfm>

Link to Metro's Community Oversight Committee membership list:

<https://www.oregonmetro.gov/public-projects/regional-affordable-housing-bond/oversight-committee>

Link to Metro Bond Work Plan Approved by Metro Council:

<https://oregonmetro.legistar.com/View.ashx?M=F&ID=7008257&GUID=51E9BFA9-5355-4D08-9448-304288761156>

2. Affordable Portfolio Rehabilitation

PRESENTATION: The Housing Authority has four properties in need of extensive rehabilitation. We are working with Brawner & Company to review financing options and will present recommendations for your approval and to take to HABOD.

VIII. RESOLUTIONS/ACTION ITEMS

N/A

IX. ADJOURNMENT