



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



**Thursday, September 26, 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



TABLE OF CONTENTS

AGENDA..... Page 4

APPROVAL OF MINUTES Page 5

DISCUSSION..... Page 5

EXECUTIVE DIRECTOR’S REPORT Page 5

STAFF REPORTS

 A. Financial Statement Page 6

 B. Section 8 and Low Rent Public Housing Page 7

 C. Affordable Housing..... Page 10

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

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

 F. Housing Affordability/Development Initiatives Page 15

OLD BUSINESS..... Page 18

NEW BUSINESS..... Page 19

RESOLUTIONS/ACTION ITEMS..... Page 19

ADJOURNMENT Page 19

Next Meeting:

September 26, 2019

2019 HAC Schedule
Friday, October 18 – Housing Forum
Thursday, November 21
Friday, December 6 or 13 - Luncheon



HOUSING ADVISORY COMMITTEE
Juvenile Services Building, Room 258
111 NE Lincoln, Hillsboro, OR 97124
September 26, 2019 at 9:00 A.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. August 22, 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

A. August 22, 2019 Minutes

III. DISCUSSION

MEMBER UPDATES

IV. EXECUTIVE DIRECTOR’S REPORT

The third draft of the Metro Bond Local Implementation Strategy (LIS) County was approved by the Board of County Commissioners on June 25th. Approval of the final LIS by Metro and the BOCC will take place in October. The IGAs between Washington County/Housing Authority and Beaverton/Hillsboro as well as the Metro IGA should be coming forward at the same time. CDP is working on predevelopment activities for our Tigard Phase One and anticipates a June 2020 finance closing. Please see page 19 of this packet for the regular update on the Metro Bond.

Christian Vasquez started in June as our Spanish speaking occupancy specialist; two more occupancy specialists will start October 7th; we will also re-open the rental assistance program manager position. Our prior candidate resigned due to a long commute from Salem. Lastly, we conducted interviews for a housing voucher program coordinator, which is a new position for us, and intend to fill this position by the middle of October.

The Housing Authority and Housing Department underwent six audits over the last month; two additional audits are upcoming. One is an internal cash handling review and the other is an internal audit of the Metro Bond by the County Auditor that occur in the second half of the fiscal year.

In September, HABOD approved the Director to negotiate purchase and execute documents to purchase Cornelius Village which will add 14 units to HAWC’s affordable housing portfolio.

Thank you,

Komi Kalevor
Director



V. STAFF REPORTS
A. Financial Statement
1. Financial Report to the Housing Advisory Committee
July 2019

<Information will be presented at the HAC meeting>



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

Wait List Time Based on # of HH Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	359	145	161	83	49	34	7	5	3	1	847
Average Days	1,577	1,577	1,577	1,577	1,577	1,577	1,577	1,577	1,577	1,577	1,577

Wait List Based on Gender			
Gender	Female	Male	Total
Total	601	246	847

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	10	27	217	8	490	44	51	847

Wait List Based on Ethnicity				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	145	702	0	847

Wait List Based on HH Type					
Type	Disabled	Elderly	Family	Other	Total
	189	84	415	159	847

New waitlist, including clients who applied for the waitlist in May 2015 and were selected for the waitlist via random lottery.



WASHINGTON COUNTY OREGON

V. STAFF REPORTS B. Section 8 and Low Rent Public Housing 2. Public Housing Average Vacancy Days *Fiscal Year-to-Date* August 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



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 847 households on the waitlist for August (July report: 843).
- b) Public Housing Average Vacancy Days: Average vacancy days for the month of August 2019 was at 24 (July – 0). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 24 days through August 2019. HUD rates 20 days or below as an “A”.

- c) Occupancy Rates:
Public Housing: August 99.6% (July report – 99.2%)
Section 8: August 91.8% (July report – 90.5%)

We had 2,680 vouchers leased up in August (July report – 2,642). Our Annual Contributions Contract (ACC) is 2,918¹ vouchers, so we need to lease up 238 vouchers to reach our authorized capacity.

HAWC issued 36 vouchers in August. There are 80 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 101.69%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 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	2.17 hrs.	3 hrs.	24 hrs.
Routine WO’s	1.66 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: 97.5% (16 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): 97.1% (15 vacancies/524 units)
- c) Kaybern Terrace (managed by Infinity): 100% (0 vacancies/12 units)
- d) Aloha Park (managed by Infinity): 98.8% (1 vacancy/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.

Special Projects:

- Cleaning services were performed at two (2) Public Housing units.
- Flooring services were performed at two (2) Public Housing units.
- Pest control services were performed at three (3) Public Housing units.
- Reported 220 year-to-date non-emergency work orders have been completed in an average of 15.98 days.
- Reported 100% of 10 year-to-date emergency work orders completed within 24 hours.



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.

As of: 5/7/2019			Wait List Preference: Chronically Homeless		Wait List Preference: 30% MFI or Lower		Special Needs		Project-Based VASH	
Sponsor	Project	Location	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	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				
	Totals:		15	15	144	112	25	25	13	10
	Total Awarded:		197							
	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.



Participant Information:

- Total current FSS households: 65
 - 50 Section 8 participants
 - 15 Public Housing participants
- Total Escrow Balance: \$333,148.10
- Highest Escrow Balances:
 - \$27,921 Section 8
 - \$22,900 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 being leased up



V. STAFF REPORTS
E. Report on Homelessness

PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES

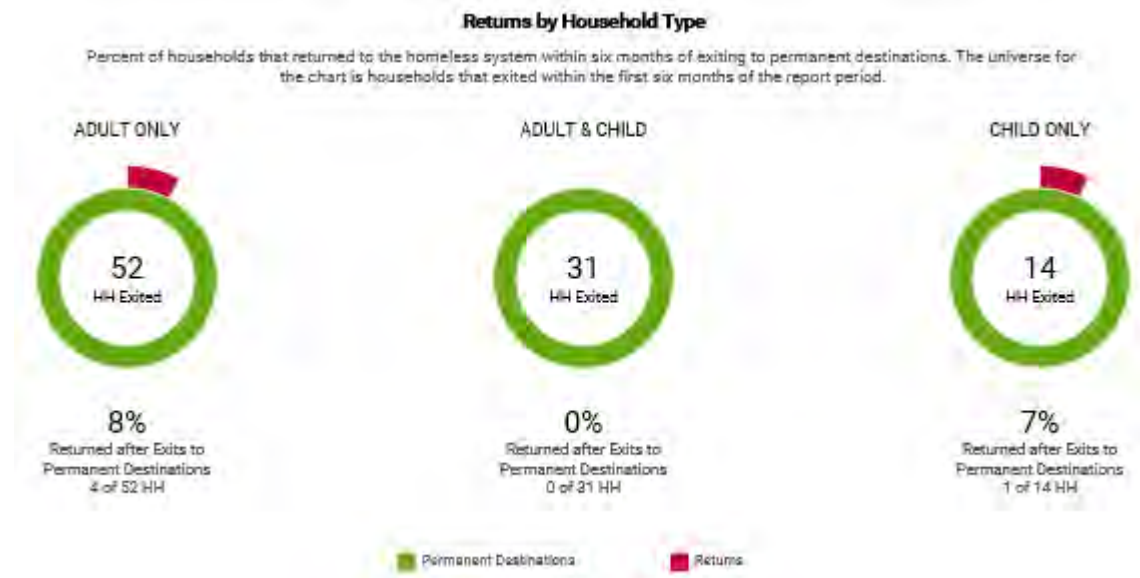
- HSSN Housing and Health Subcommittee will meet on November 25 to receive a presentation by Ms. Lori Kelley, Oregon Health Authority, on the new Coordinated Care Organization (CCO 2.0) and the State's policy discussion on Medicaid. The subcommittee is focused on developing supportive housing through 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.cfm>
- Tri-County Equitable Housing Strategy to Expand Supportive Housing for People Experiencing Chronic Homelessness is being implemented through local and regional efforts. At the September 17 Board of County Commissioner work session presentations were provided on the homeless system gaps analysis and a regional effort led by Here Together to address funding for supportive services. <https://www.csh.org/resources/tri-county-equitable-housing-strategy-to-expand-supportive-housing-for-people-experiencing-chronic-homelessness/>
- Clover Court completion is delayed as civil plans for the street frontage improvement need to be resubmitted to the County and the landscaping change order has not yet been completed by Troffer Construction, the general contractor. The 6-unit permanent supportive housing project completion will be delayed from the previous November 1 opening. <https://www.co.washington.or.us/housing/proposed-clover-court-development.cfm>
- Meyer Memorial Trust Application prepared by Josh Crites requests \$250,000 to provide flexible dollars supporting tenants with housing stabilization services for homeless participants in the Shelter Plus Care program, a permanent supportive housing program serving homeless individuals and families. An interview was held with Meyer Memorial Trust staff on August 30, with anticipated awards announced by October 2019 and funds available by January 2020.

HOMELESS SYSTEM FUNDING, REPORTING AND ACTIVITIES

- FY2019 CoC Program Application will seek \$4.2M in renewal and new funding to provide housing and services. The competitive application has increased the value of points given to system level performance, and how projects support performance outcomes resulting in the reallocation of funds from Safe Haven to fund a new Reentry Housing program. Approval to submit the application will go before the Board of County Commissioners on September 17. The application was posted for a 10-day public comment period beginning September 7 online at <https://www.co.washington.or.us/Housing/EndHomelessness/homeless-programs-and-events.cfm>
- HUD On-Site Monitoring of CoC Program under *24 CFR Part 578* occurred the week of August 19. Portland HUD Field Office staff monitored Washington County's compliance to include financial administration of CoC Program funds, policy, procedures. There were concerns identified that include reimbursement of laundry detergent which HUD considers personal hygiene and not an allowable expense. HUD will provide the final report by late September.



- *Built for Zero* is a 12-month course featuring a national change effort focused at ending chronic and veteran homelessness. For each CoC that participants, a \$10,000 fee is required with Washington County's fee underwritten by Kaiser Permanente. The initiative will provide new problem-solving tools to include a dedicated technical advisor staffed by Community Solutions to provide data analytics that identify systemic challenges, analysis of system usage of existing resources and how to address the need for new resources, and national best practices that lead to quality improvement in local By-Name List initiatives. <https://www.community.solutions/what-we-do/built-for-zero>
- *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>



EDUCATION AND COMMUNITY ENGAGEMENT

- *Here Together* will make a presentation to the Washington County Board of Commissioners on September 17 during the Board Work Session to address the need for supportive services funds for homeless persons and tenancy supports. Cole Merkel is the new Deputy Director, Outreach and Engagement for the nonprofit organization working with service providers, local government, businesses and the philanthropic community to significantly reduce homelessness in the tri-county region by promoting solutions that work. A presentation is scheduled to the Housing



& Supportive Services Network (HSSN) on October 2 at 8:30 a.m. in the Beaverton Council Chamber room. <https://heretogetheroregon.org/>

- *The Role of a Health Plan in Coordinating Care* is a training hosted in partnership between Washington County Department of Housing Services, CareOregon and Beaverton Round Executive Suites. The training will focus on providing case managers education and understanding on the role of a health plan and the opportunities to align efforts with the care coordination supports that exist. The training will include discussion on helping clients challenged in health literacy, support to understand health plans, impacts by social determinants of health barriers, and effective early interventions. Attendance is limited to the first 35 attendees by email Annette_Evans@co.washington.or.us.

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

Washington County Community Development Code (CDC): Changes in 2018

Ordinance 832 - Portions of the Community Development Code (CDC) needed to be updated to better comply with Fair Housing best practices, as well as state and federal laws and regulations. Work in 2018 included updates to the County's group care definitions and requirements, including the list of group care types. The County also considered temporary day/overnight homeless shelter operations at religious institutions as a type of group care that serves populations entitled to Fair Housing protections. **(Approved at the Sept. 2018 BOCC meeting.)**

Ordinance 841- The ordinance is an alternative land use review option for certain regulated affordable housing and amends the CDC to provide both site development flexibility and density bonuses to encourage and facilitate regulated affordable housing development inside the Urban Growth Boundary (UGB).

Ordinance No. 841 provides an alternative land use review option that allows for the following:

- ◇ *Through Type II review –*
 - Density increase up to 30 percent
 - Building height increase
 - Lot dimension, setback and landscaping reductions
 - Increased flexibility in parking provisions
 - Waiver of limitation allowing residential uses only above ground floor non-residential uses (in certain districts where normally applies)
- ◇ *Through Type III review –*
 - Density increase up to 50 percent
 - Applicant's proposal of alternatives to certain district provisions of the CDC, regarding building façades and parking areas/structures, when alternatives will otherwise provide for pedestrian-oriented/transit-oriented design
 - Exemption from certain denial criteria, consistent with exemptions for similar Type III uses

(Approved at the Sept. 18, 2018 BOCC meeting)

Ordinance 842- proposed limited amendments to the CDC to facilitate development of housing. The ordinance amended certain setbacks within three districts, corrects/clarifies standards of the Transit-Oriented: Retail Commercial (TO:RC) district related to day care facility classification and housing, reduces certain landscape area



requirements, allows omission of sidewalk on one side of a private street in some cases, reduces minimum residential driveway widths, and updated related parking standards. **(Approved at the Sept. 18, 2018 BOCC meeting)**

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. July 31 – 81.2% complete. • Recommended for \$300,000 grant by City of Hillsboro. Approved by City Council on 5/15. • Award of \$500,000 in Transit Oriented Development funds from Metro is committed. • Received \$250,000 grant for construction from Meyer Memorial Trust 			

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. July 31 – 19% 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 LIHCT 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 estimated for July 2019. 	

Project Status: Construction closing in September 2019.

Red Rock Creek Commons (Tigard)			
Housing Units: 48		Project Based Vouchers: 23	
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; 8 units are for mental health housing in partnership with Luke-Dorf 			

Project Status: Had construction closing in August 2019.

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 in fall 2019.

Cedar Grove (Beaverton)			
Housing Units: 44		Project Based Vouchers: 8	
0 Studio	1BR	2BR	3BR
Ownership: CPAH		Total Project Costs: Funding: 9% LIHTC	
Project Update:			
<ul style="list-style-type: none"> Successful 9% NOFA application in August 2018 Washington County property 			

VI. OLD BUSINESS

HAC Housing Forum Update



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; final LIS approval by Metro Council will be in October
- The IGAs (Intergovernmental Agreements) are in draft format; plan to go the Board of Commissioners for approval in October
- Program roll out is late fall 2019

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