



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



**Thursday, January 28, 2021  
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:

**Feb. 25, 2021**

<b>2021 HAC Schedule</b>
Thursday, January 28
Thursday, February 25
Thursday, March 25
Thursday, April 22
Thursday, May 27 - Budget
Thursday, June 24
Thursday, July 22 – No Meeting
Thursday, August 26
Thursday, September 23
Friday, October 8 or 15 - Retreat
Thursday, November 18
Friday, December 3 or 10 - Luncheon



**HOUSING ADVISORY COMMITTEE**  
**Teleconference**

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

Webinar ID: 820 5677 8280

PW: 733202

**January 28, 2021 at 9:00 A.M.**

**AGENDA**

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
  - A. November 19, 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**
- VII. NEW BUSINESS**
- VIII. RESOLUTIONS/ACTION ITEMS**
- IX. ADJOURNMENT**



**I. ROLL CALL**

**II. ACTION – APPROVAL OF MINUTES**

1 – November 19, 2020 meeting 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 State implemented a new risk level framework on December 3, 2020, and Washington County (along with all neighboring counties) is now in the “extreme risk” category which is the highest level of risk. Under "extreme risk", our 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 encouraged whenever possible; and strict physical distancing is in place. See this link for more information on COVID-19 risk levels <https://coronavirus.oregon.gov/Pages/living-with-covid-19.aspx>). Two staff members contracted COVID-19 although it was not transmitted to other staff; these staff are both recovered and back to work. Currently, all housing staff are healthy and free of COVID-19.

Recently, our building at 111 NE Lincoln Street was closed to the public due to threats from a former housing client. One can't help but think this is indicative of the physically and mentally stressful times we are in. When a person's housing is threatened, whatever the reason, it is one of the most stressful events they will face. This in no way excuses threatening behaviors, but is an example of the extreme situations our occupancy specialists encounter.

In other news, the Moving To Work (MTW) application was turned in by the January 8, 2021 deadline. The Metro Supportive Housing Services Local Implementation Plan (LIP) is moving along toward completion. And, the PHA Plan will start a 45-day public hearing process on February 19.

In hiring and staffing news, the Affordable Housing Coordinator interview process is completed. A Housing Development Program Coordinator will be recruited soon which will replace the position vacated by Shannon Wilson. Jes Larson has been hired as the Supportive Housing Services Program Manager. The vacant occupancy specialist positions are also in the advertising and hiring process.

Lastly, our department will be getting new office space on the second and third floors of Adam's Crossing sometime in the second half of 2021! We are all very excited to have more room for staff and space better suited to the work that we do.

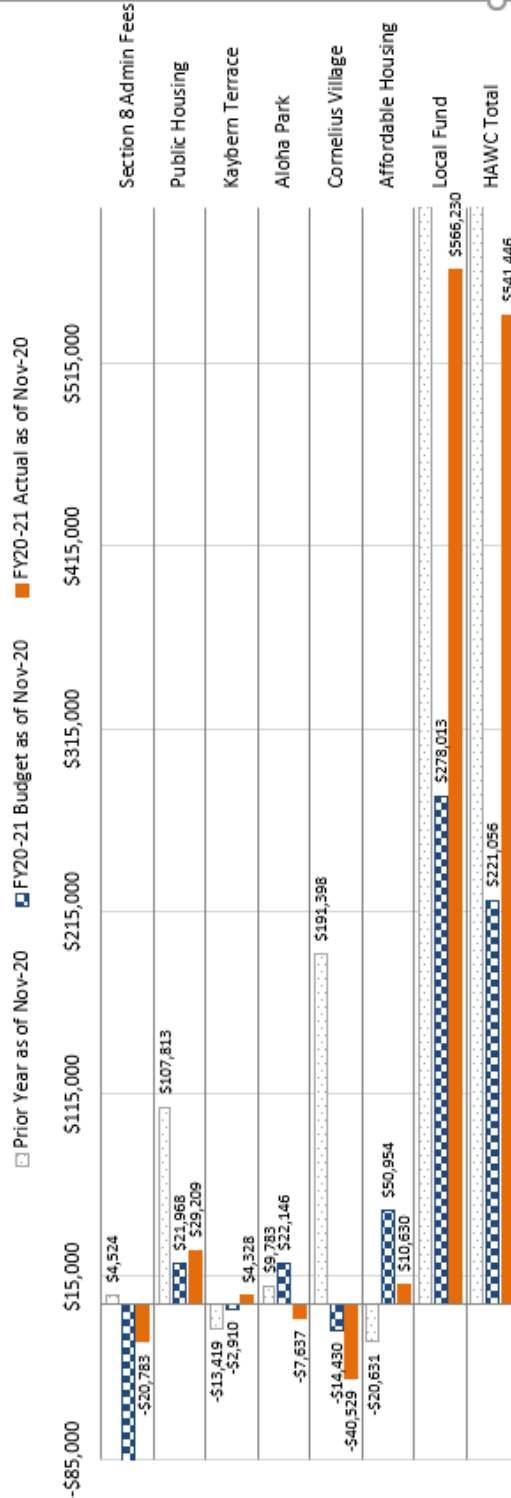
Please stay healthy, everyone.

Komi Kalevor  
Director



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

Net Income (Loss) from Operations



For November FYTD, net income from Housing Authority operations of \$541,446 was favorable to budget by \$320,390 and unfavorable to the prior year by \$454,020.

Section 8 is budgeted to have net loss of \$134,684 to reflect lower voucher utilization rate (projected to be 89%) due to higher housing assistance payment (HAP) and insufficient HAP funds from HUD. This program had net loss of \$20,783 which was \$113,900 favorable to budget, the favorable variance from the budget is mainly due to over \$84,000 of unreported income recognized during the first five months. The Authority was placed in a shortfall status in July 2020 due to higher rental subsidy and insufficient HAP fund from HUD. \$1,830,609 CARES Act HAP fund was awarded in September 2020, hence the Authority is no longer in shortfall. The Authority also received \$925,725 CARES Act Admin Fees to mitigate COVID-19 impacts to the Section 8 programs, the CARES Act grants will expire on December 31, 2021.

Public Housing had net income of \$29,209 which was \$7,241 favorable to budget. \$120,423 CARES Act fund was awarded to the Public Housing program (will expire on December 31, 2021).

Kaybern Terrace had net income of \$4,328 which was \$7,238 favorable to budget. The variance is due to lower repairs and maintenance cost.

Aloha Park had net loss of \$7,637 which was \$29,784 unfavorable to budget. The variance is due to higher repairs and maintenance cost.

Cornelius Village had net loss of \$40,529 which was \$26,099 unfavorable to budget. The variance is the combination of a vacant unit and higher repairs and maintenance cost.

Affordable Housing had net income of \$10,630 which was \$40,323 unfavorable to budget, \$31,261 favorable to prior year. The budget variance is due to higher repairs and maintenance cost from overdue deferred maintenance.

Local Fund had net income of \$566,230, favorable to budget by \$288,217 and unfavorable to the prior year by \$149,767, the variance is to reflect additional development fee collected from the Willow Creek Crossing project.



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

<b>Wait List Time Based on # of HH Members</b>											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	465	132	137	69	35	30	5	5	3	1	<b>882</b>
Average Days	2,067	2,067	2,067	2,067	2,067	2,067	2,067	2,067	2,067	2,067	2,067

<b>Wait List Based on Gender</b>			
Gender	Female	Male	Total
Total	628	254	<b>882</b>

<b>Wait List Based on Race</b>								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	8	28	219	10	527	42	48	<b>882</b>

<b>Wait List Based on Ethnicity</b>				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	145	737	0	<b>882</b>

<b>Wait List Based on HH Type</b>					
Type	Disabled	Elderly	Family	Other	Total
	214	95	348	225	<b>882</b>

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



V. STAFF REPORTS  
B. Housing Choice Vouchers  
2. Operational Performance Measures  
December 2020

**Housing Choice Voucher**

- a) Wait List: HAWC’s waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 882 households on the waitlist for December.
- b) Occupancy Rates:  
Section 8: December 86%

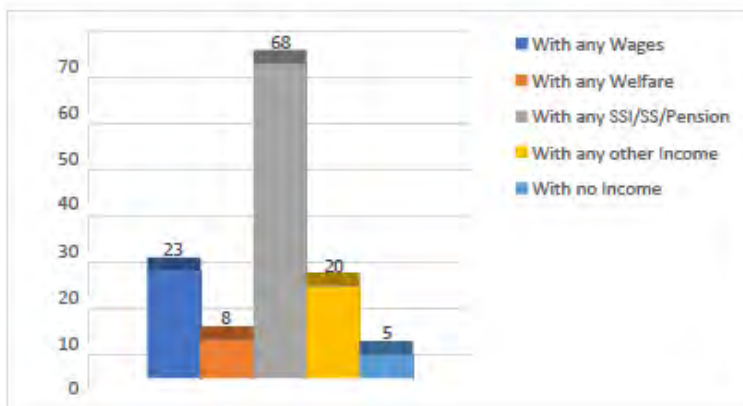
We had 2,561 vouchers leased up in December 2020. Our Annual Contributions Contract (ACC) is 2,977<sup>1</sup> vouchers, so we need to lease up 416 vouchers to reach our authorized capacity.

HAWC issued 35 vouchers in December. There are 78 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 96.9%<sup>2</sup>. Our goal of budget authority is 95% minimum.

**HCV PROGRAM UPDATE**

**Distribution by Source of Income as a % of 50058 \*\* Some families have multiple sources of income \*\***

With any Wages	With any Welfare	With any SSI/SS/Pension	With any other Income	With no Income
23	8	68	20	5



<sup>1</sup> Although the housing authority has 2,953 vouchers allocated, due to the utilization of funds (see footnote 2 below) HAWC cannot issue this many vouchers.

<sup>2</sup> The cumulative utilization of HAWC’s annual budget authority for 2020 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.





**General Updates:**

HUD awarded HAWC 30 new Veterans Affairs Supportive Housing (VASH) vouchers. The new vouchers will go online in March 1, 2021.

Due to the two-week pause, HAWC's lobby continues to be closed for drop-in service. Staff will continue to support and work remote and limited in office hours, serving participants via mail, email and phone. For accessibility, appointments can be made if necessary.

It is anticipated that we will start to lease off the waitlist in 2021, including having to open the waitlist in the summer after the current waitlist is depleted. We will start by issuing any individuals on our administrative transfer list.



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

**PUBLIC HOUSING**

a) Public Housing Average Vacancy Days: Average vacancy days for the month of December 2020 was at 44 (November 23.2). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 38.1 days through December 2020. HUD rates 20 days or below as an “A”.

b) Occupancy Rates:  
Public Housing: December 99.2% (November – 98.6%)

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 December, 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	10.56 hrs.	3 hrs.	24 hrs.
Routine WO's	17.7 days	3 days	25 days

**Work Orders**

- Reported 732 year-to-date non-emergency work orders that have been completed in an average of 34.44 days.
- Reported 90% of twenty (20) year-to-date emergency work orders completed within 24 hours.



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

**TURNOVERS/UNIT TURNOVER TIME**

- Maintenance completed one (1) Public Housing Unit turnover in December, with a turnover time of 44 non-exempt days.
- For the 20-21 Fiscal Year, Unit Turnover Time was 355 non-exempt days and 4 Capital Improvement exempted days for eleven (11) units averaging 32.27 days per unit.



**V. STAFF REPORTS**  
**D. Affordable Housing**  
*December 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: 96.9% (20 vacancies/643 units)

- a) Local Fund Properties (managed by HAWC and/or contractors) 92.3% (1 vacancy/13 units).
- b) Affordable Housing Properties (managed by Cascade Property Management): 97.2% (15 vacancies/538 units)
- c) Kaybern Terrace (managed by Cascade Property Management): 100% (0 vacancy/12 units)
- d) Aloha Park (managed by Cascade Property Management): 95.0% (4 vacancies/80 units)

**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
	<b>TOTAL</b>	-	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
195	173	89%*
Data		
Projects Leased	Sum of Leased	Sum of Eligible Units
Alma Gardens	8	8
Alma Gardens VASH	5	5
Barcelona	8	8
Bridge Meadows	7	8
Cornelius Place	11	11
Fir Crest Manor	14	14
Housing Team / SAMHSA	3	4
Orchards	24	24
PLUSS	10	12
Pomeroy Place	14	15
Pomeroy Place VASH	4	5
Sunset View	24	24
The Knoll	9	9
The Knoll VASH	3	3
Tom Brewer House	13	13
Cedar Grove	1	8
Red Rock Creek Commons	15	24
<b>Grand Total</b>	<b>173</b>	<b>195</b>
CPD (Tigard Triangle)	2021?	(8 VASH, 8 Regular) 16
The Mary Ann	2021?	8
<b>Total HAP and AHAP</b>		<b>235</b>

\*The reduction in utilization is due to the new buildings coming online, this will correct in the coming months.

**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**

**Cedar Grove** – Lease up started in late December and continues to lease.

## **FAMILY SELF-SUFFICIENCY (FSS) PROGRAM**

### **Participant information 1/1/2021**

#### **Participating Households:**

- Total Participating Households: 67
- Housing Choice Voucher: 54
- Public Housing: 13

#### **Escrow Balances:**

- Total Escrow Balance: \$383,786
- Highest Escrow Balance: \$39,858
- Average Escrow Balance: \$5,728

#### **Monthly Escrow:**

- Total Monthly Escrow: \$12,339
- Highest Monthly Escrow: \$982
- Average Monthly Escrow: \$184

#### **Average Increase in Annual Earned Income:**

- Total Increase in Annual Earned Income: \$657,309
- Highest Increase in Annual Earned Income: \$50,521
- Average Increase in Annual Earned Income: \$9,810

#### **FSS Update:**

In January, the FSS team is celebrating the successful graduation of a family that has accrued \$32,700 in their FSS escrow account. This participant's success is due to participation in both Family Self Sufficiency and Health Careers Northwest. Through Health Careers Northwest the individual was able to receive job training, certification, and employment as a recovery mentor, increasing their household earnings by over \$27,000 annually. Their Family Self Sufficiency coordinator supported them with other financial goals along the way, including credit recovery, household budget management, and supporting their enrollment in an Individual Development Account with a 3:1 savings match.

#### **Kaiser Metro 300**

The Kaiser Metro 300 program serves houseless, age 50+, disabled individuals with short term rental assistance and move-in funds. Currently 68 people have leased up with another two pending. HAWC has contracted with Bienestar to help meet the goal of outreach to the BIPOC community to round out the remainder spots.



V. STAFF REPORTS  
F. Report on Houselessness  
December 2020

**COVID-19 RESPONSE FOR UNHOUSED POPULATIONS**

Coronavirus (COVID-19) Response Plan Washington County continues to experience an increasing number COVID+ cases. The COVID programs are serving a diverse population (e.g. age, disabilities, race/ethnicity) who are at high risk due to age and/or underlying health conditions.

A prioritization of special populations to receive the COVID vaccine is available online at <https://www.co.washington.or.us/HHS/CommunicableDiseases/COVID-19/vaccine.cfm>

Washington County partnered with community-based organizations to implement shelter in-place programs funded by \$1.7 million in County CRF CARES Act and special grant funds,

COVID-19 CARES ACT PROGRAMS SERVING HOUSELESS POPULATIONS

	Program Start and End Date	# People Served To-Date	# People Age ≤17 years (Child)	# People Age 18-44 Years (Adult)	# People Age 45+ years (Adult)	% Chronic* Homeless	% Persons of Color	# People Exit	% Exit to Housing	% Exit to Street
Family Promise Shelters	6/22/2020 to 12/30/2020	140	54	55	31	15%	32%	110	77%	23%
Safe Sleep Village	8/4/2020 - 11/16/2020	106	0	53	53	34%	19%	106	0%	100%
Hotel Vouchers	6/24/2020 to 12/30/2020	84	6	27	51	42%	14%	84	24%	76%
Safe RV Parking	10/15/2020 to 12/30/2020	57	0	27	30	9%	16%	57	5%	95%
Winter Shelters: 165-beds [Funds: CRF CARES; EFSP; ESG; EHA; and SHAP]	11/15/2020 to 3/15/2021	255	5	117	133	41%	26%	90	9%	91%

Total People Served: 642

\*Chronic = A person with disabling condition(s) and experiencing 12 or more months of homelessness

Winter Shelters opened on 11/15/2020 and comply with COVID Centers for Disease Control and Prevention (CDC) requirements. In partnership with shelter provider organizations, Washington County Housing implemented a 120-day shelter program with 165 beds. The shelters operate in five cities where houseless persons can access a bed provided daily in a community-based shelter. Referral to the winter shelter beds is managed by Washington County Housing. Persons registering at the Winter Shelter Registration web-based platform are referred to shelter beds based on date/time of registration with a preference to remain in the city where they live.

**Protecting people in shelters.** On January 9 the Winter Shelter Registration platform received an online registration from a citizen who was providing three (3)



*houseless persons in her neighborhood with meals. This woman was concerned for their wellness, safety and basic needs. She searched the internet and found the County’s Winter Shelter webpage with the link to register for shelter. When County staff contacted the name on the registration wait list, the woman advised that she was not homeless but very concerned for houseless persons in her neighborhood. Washington County made a referral for all three houseless persons to enter shelter that evening. Through a willingness to become involved, this caring woman supported the houseless persons to transition from the street to shelter.*

In the first two months of opening the Registration platform, 529 registrations received with persons reporting their current living location as follows:

**2020/2021 WINTER SHELTER REGISTRATION WAIT LIST (UNDUPLICATED): 529**

Where Person Currently Lives*	11/6/20 to 11/30/20	12/1/20 to 12/31/20	1/1/21 to 1/31/21	2/1/21 to 2/28/21	3/1/21 to 3/15/21	%
Banks	0	0				0.0%
Beaverton	74	92				31.4%
Canby*	1	0				0.2%
Clackamas Co.*	0	1				0.2%
Cornelius	10	3				2.5%
Forest Grove	45	13				11.0%
Gaston	0	1				0.2%
Happy Valley*	0	2				0.4%
Hillsboro	114	97				39.9%
King City	0	1				0.2%
Lake Oswego*	0	1				0.2%
Milwaukie*	1	0				0.2%
North Plains	1	2				0.6%
Portland*	14	10				4.5%
Seattle, WA*	0	1				0.2%
Sherwood	0	0				0.0%
Tigard	20	19				7.4%
Tualatin	1	2				0.6%
Wilsonville*	2	0				0.4%
Yakima, WA*	0	1				0.2%

*Monthly Registration*      283      246

**HOUSELESS SYSTEM FUNDING, REPORTING AND ACTIVITIES**

Point In Time (PIT) Homeless Count (Census) is scheduled for January 27, 2021. Community Action Organization is leading the street count (unsheltered) census collection in collaboration with local city and community-based organizations.

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.

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





Kaiser COVID Care Coordination Grant Washington County Housing received a \$100,000 grant to fund two full-time temporary staff to perform Care Coordination to assist houseless persons access health care and housing while residing in the Winter Shelters. The program is funded by The Kaiser Permanente National Community Benefit Fund at the East Bay Community Foundation.

### **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.

## **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)



**METRO BOND UPDATES**

1. HAWC Purchased Aloha Inn – a motel conversion project intended to provide 54 Permanent Supportive Housing (PSH) units. HAWC received Concept Endorsement on this project from the Board of County Commissioners on December 15, 2020 and approval from Metro on January 4, 2021.
2. The one project that had not been funded out of the County’s Metro Bond NOFA process last year – Saltzman Road Senior Housing - is being brought before the Board of Commissioners for Concept Endorsement on January 26, 2021. In the NOFA evaluation process, the evaluation committee recommended that staff continue negotiations with the project developer to address concerns from the committee and bring the project forward for approval in the future. Staff have worked with the developer, Home First Development, over the past four months to address concerns. Metro will review and consider Concept Endorsement approval in mid-late February.
3. HAWC’s AmeriCorps renewal application was successful and HAWC’s current AmeriCorps member, Katie Warden, is interested in serving another year with HAWC in this role.

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>

**HOUSING DEVELOPMENT PROJECTS**

**Project Status:** Under construction.

The Viewfinder (Tigard)			
<b>Housing Units:</b> 81		<b>Project Based Vouchers:</b> 8 PBV + 8 VASH	
0 Studio	25 1BR	46 2BR	10 3BR
<b>Ownership:</b> Community Development Partners/HAWC Special Limited Partner		<b>Total Project Costs:</b> \$32.6M	
		<b>Funding:</b> \$11.4M Metro Bond / \$12.1M 4% Tax Credits / \$7.7M Private Activity Bonds	
<b>Project Update:</b>			



- Construction start: June 2020. Project completion: October 2021.
- Washington County's Phase I Metro Bond project

**Project Status:** Under construction.

The Mary Ann (Beaverton)			
<b>Housing Units:</b> 54		<b>Project Based Vouchers:</b> 8 PBV	
0 Studio	25 1BR	26 2BR	3 3BR
<b>Ownership:</b> REACH		<b>Total Project Costs:</b> \$22.5 M <b>Funding:</b> \$3.0M Metro Bond; \$12.0M 9% Tax Credits	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>• Construction start: June 2020.</li> <li>• Project completion: August 2021.</li> <li>• Beaverton's Phase I Metro Bond project</li> </ul>			

**Project Status:** Currently leasing up.

Fields Apartments (Tigard)			
<b>Housing Units:</b> 264			
0 Studio	128 1BR	104 2BR	32 3BR
<b>Ownership:</b> Partnership of Housing Authority/DBG		<b>Total Project Costs:</b> \$60.4M <b>Funding:</b> \$9.8M LIFT; LIHTC; Conduit Bonds	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>• Link to virtual ribbon cutting video: <a href="https://youtu.be/9yO0y818h1M">https://youtu.be/9yO0y818h1M</a></li> </ul>			

**Project Status:** To be released in RFP to local non-profits.

SW 170 <sup>th</sup> & Rosa (Aloha)	
<b>4 Units Workforce Housing</b>	
<b>Ownership:</b> Washington County	<b>Total Project Costs:</b> \$
<b>Project Update:</b>	
<ul style="list-style-type: none"> <li>• Property is Washington County surplus land</li> <li>• Goal is for Housing Authority to acquire this property in 2020</li> <li>• 4 R-5 lots Single Family. May look at higher density; Unit size/type/development costs unknown</li> <li>• Target 80% MFI</li> </ul>	

### Partner Development Projects

**Project Status:** Currently leasing up

Red Rock Creek Commons (Tigard)			
<b>Housing Units:</b> 48		<b>Project Based Vouchers:</b> 24	
0 Studio	48 1BR	0 2BR	0 3BR
<b>Ownership:</b> CPAH		<b>Total Project Costs:</b> \$18.4 <b>Funding:</b> LIFT; 4% LIHTC; HPOF	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>• Virtual Grand Opening was held December 2<sup>nd</sup>.</li> </ul>			

**Project Status:** Currently leasing up

Cedar Grove (Beaverton)			
<b>Housing Units:</b> 44		<b>Project Based Vouchers:</b> 8	
4 Studio	26 1BR	7 2BR	7 3BR
<b>Ownership:</b> CPAH		<b>Total Project Costs:</b> \$15.7M <b>Funding:</b> 9% LIHTC, HOME, GHAP	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>• Virtual Grand Opening was held December 2<sup>nd</sup>.</li> </ul>			



**VI. OLD BUSINESS**

NA

**VII. NEW BUSINESS**

**Year End Report FY2019-2020**

We released this report at the beginning of January. Komi sent it to the HAC via email; it's also on our website under the "Plans, Policies & Reports" tab if you want to refer to it in the future.

**Supportive Housing Services Local Implementation Plan (LIP)**

Josh Crites will provide an update and presentation on the SHS LIP.

**VIII. RESOLUTIONS/ACTION ITEMS**

**IX. ADJOURNMENT**