



HOUSING ADVISORY COMMITTEE

AGENDA AND INFORMATION PACKET

THURSDAY, JANUARY 27, 2022 • 9:00 am – 11:00 am

Zoom Webinar ID: 840 7750 0319 PW: 699156

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, JANUARY 27, 2022 • 9:00 am – 11:00 am

Zoom Webinar ID: 840 7750 0319 PW: 699156

Call-in number: 1 253-215-8782

- I. ROLL CALL
- II. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES
- III. ACTION – APPROVAL OF MINUTES
 - A. November 18, 2021
- IV. EXECUTIVE DIRECTOR’S REPORT
 - A. Executive Director Report..... Page 3
- V. RESOLUTIONS / ACTION ITEMS
 - No items
- VI. ONGOING BUSINESS
 - A. Term Limit Expirations..... Page 4
- VII. NEW BUSINESS
 - No items
- VIII. DEPARTMENT UPDATES
 - A. Continuum of Care (CoC) Homeless Division..... Page 6
 - B. Supportive Housing Services (SHS) Page 8
 - C. Draft MTW Activities..... Page 10
 - D. Additional Department Updates Page 11
- IX. ADJOURNMENT

2022 HAC MEETING SCHEDULE	
Thursday, January 27	[No July Meeting]
Thursday, February 24	Thursday, August 25
Thursday, March 24	Thursday, September 22
Thursday, April 28	Friday, October TBD – Retreat
Thursday, May 26 – Budget Review	Thursday, November 17
Thursday, June 23	Friday, December TBD – Luncheon



IV. EXECUTIVE DIRECTOR'S REPORT

As of January 09, Washington County is in the “high” transmission level category because of a test positivity rate of 22.2% and 1,331.4 cases per 100,000 residents. 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 begin to share information about these initiatives at meetings over the next few months.

The full SHS IGA (Intergovernmental Agreement) with Metro was approved by the Board of County Commissioners on January 18th. Staff from the department, legal, public affairs and finance continue to work with our jurisdictional partners and Metro to determine specific details of the agreement such as data sharing, report format, who serves on Tri-County Planning Body, Executive Committee and Regional Oversight Committees.

The new Metro Affordable Housing Bond project, Terrace Glen, with 144 units in Tigard, successfully closed in November 2021 and held a groundbreaking photo-op on Thursday, January 13th. Walsh Construction is the general contractor, and they began construction work after closing. 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 Department has created a page on its website dedicated to Woodspring Apartments: <https://www.co.washington.or.us/Housing/News/woodspring-apartment-updates.cfm>

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.

Good news to share -- the Housing Authority earned a “clean audit” from its external auditors, Talbot, Korvola, & Warwick (TKW) for the year ended June 2021. Congratulations to all who helped run smooth operations and special kudos to our Accounting Division Staff.

Staff continue to work with Building Services on our new space at Adam’s Crossing which is estimated to be ready around April or May 2022. As the lead implementer of the Supportive Housing Services measure in Washington County, the Department had to staff up over the last year and has outgrown its current space. Given the remote culture in response to the pandemic, the Department will be factoring space sharing arrangements in the new office plan.



I am excited to report that the CoC and SHS Homeless Programs are implementing homeless and winter shelter programs that are getting homeless people into permanent housing. In addition, Rental Assistance (including special purpose vouchers such as Emergency Housing Voucher, Foster Youth to Independence) and Public Housing are also operating at full capacity.

The Rental Assistance Division (RAD) is finalizing recruitments for an Occupancy Specialist with estimated start dates of January 18 and 24, 2022. The Administrative Specialist II on the Special Purpose Voucher team should wrap up by the end of January. Recruitment for the Software Application Specialist and two front desk/customer service focused Administrative Specialist II positions has started and should be posted by the end of January 2022.

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

Komi Kalevor
Director

V. RESOLUTIONS/ACTION ITEMS

N/A

VI. ONGOING BUSINESS

Term Limit Expirations

HAC committee members are appointed for terms of four years. The following member's positions will be expiring on March 31, 2022: Balen Younis (representing Minority Groups) and Vince Chiotti (Urban and Regional Planning Professional). There are also vacancies for positions representing Veterans, Resident Participants, and a Member at Large. The recruitment and application process for these positions is currently underway, with appointments being approved by the Board of County Commissioners in March. The full HAC roster is on the next page.

VII. NEW BUSINESS

N/A



HOUSING ADVISORY COMMITTEE

Members (January 2022)

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

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

Vacant: Member-At-Large
Term Ends: 3/31/2026

Vacant: Representing Veterans
Term Ends: 3/31/2026

Vacant: Resident Participant
Term Ends: 3/31/20



VIII. DEPARTMENT UPDATES

A. Continuum of Care (CoC) Homeless Division

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 [FY2021/22 Work Plan](#) to provide prevention assistance, housing and services is a multi-disciplinary approach to address the socioeconomic factors and interconnected causes of homelessness.

Community Alliance of Tenants (CAT) will expand their work in Washington County to provide tenant services; e.g. 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.

The Rural Assistance in Transition from Homelessness (RATH) program was implemented 11/1/2021 to provide a continuum of services in small cities and unincorporated areas to include prevention and housing retention, outreach, basic needs, intensive case management and health care navigation services, and housing navigation and tenancy supports.

A Public Hearing for the draft FY2022 [Action Plan](#) will be held on 4/6/2022 at 10 a.m. The Action Plan will be presented by the Office of Community Development and the Cities of Beaverton and Hillsboro. The goals and outcomes identified in the Action Plan align with ESG, CDBG, HOME and other resources identified in the Consolidated Plan’s Strategic Plan which describes how federal funds and other local and state resources will be deployed to address community development and affordable housing.

Federal CoC Program Funding, Reporting and Activities

A competitive [FY2021 CoC Program](#) grant competition was submitted to HUD requesting \$4.4 million to renew 10 programs and fund one new rapid rehousing “Bridge Housing” sponsored by Centro Cultural. Awards are pending HUD announcement.

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:

- 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 tentatively scheduled on 4/1/2022.

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	84	24	275
August	90	14	252
September	92	19	284
October	89	15	246
November	132	16	239
December	96	31	234
Total	773	787	3095

Source: Washington County Civil Court Department



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. HUD utilizes nationwide data provided in the LSA, PIT and HIC reports to inform congressional leaders on the progress to end homelessness. The local LSA will be posted [online](#) and submitted to HUD on 2/15/2022 by 5 pm EST.
- [System Performance Measurement \(SPM\)](#) report uses established metrics to provide HUD and the CoC with system-level performance as a coordinated system. The SPM is used by HUD in awarding CoC Program grant funding and demonstrates coordination with ESG Program recipients and all other homeless assistance stakeholders in the community. The local SPM will be approved by the CoC Board on 2/11/2022 and posted [online](#) with submittal to HUD on 2/28/2022 by 8 pm EST.
- [Point In Time \(PIT\) and Housing Inventory Count \(HIC\)](#) will be held on 1/26/2022 to enumerate data 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 support local CoC planning to include racial equity, program bed utilization, analyze contributing factors to homelessness, and unmet resources needs. The local PIT and HIC will be approved by the CoC Board on 4/8/2022 and posted [online](#) with submittal to HUD. The deadline for submittal to HUD has not yet been released.

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.

HSSN Guest Speaker: February 2, 2022 - 8:30 a.m.

- Dario Hunter, Fair Housing Council of Oregon
[Updates on Fair Housing and Sexual Orientation, Gender Identity](#)

HSSN Guest Speaker: March 2, 2022 - 8:30 a.m.

- Mari Valencia-Aguilar, Office of Community Development
Emergency Solution Grant (ESG) Consultation with the CoC
- Lauren Thomas, Office of Community Development
HOME-ARP Consultation with the CoC

The HSSN publicly invites participation in the work to plan, coordinate and implement a responsive homeless system. The December HSSN members report:

- 41.5% Person employed by agency providing housing and/or services to include treatment, healthcare, DV, outreach, other wrap-around services.
- 29.0% Person employed by agency providing services aligned with public institutions of care, e.g. Employment, Education, Criminal Justice, Foster Care, public resources/benefits (SNAP, SSI/SSDA, VA Benefits).



- 15.0% Person with lived experience with homelessness (PLEH) employed by agency providing homeless services/housing supports.
- 2.5% Person with lived experience with homelessness (PLEH) providing advocacy and/or volunteering to improve the homeless system of care.
- 12.0% Other to include elected official, funding organization/foundation, etc.

B. Supportive Housing Services (SHS)

The SHS program has just completed its second quarter of the first program year and will be preparing a Q2 report to be presented to the Board on February 8th, and Metro on February 15th. In this first year of program implementation, the program continues to grow rapidly while intentionally establishing new procedures, systems, and tools to support our partners and ensure outcomes of housing stability. Here is a brief overview of recent and active work:

Inclement weather system and activation

The program has initiated an inclement weather shelter response system to ensure no-turnaway shelter capacity during dangerous weather events. The system was activated during the 2021 holiday winter storm for 9 days from Saturday, December 26th through Sunday January 3rd.

Providers operated two shelter sites as inclement weather shelters, expanding capacity at the Beaverton Winter Shelter and opening a shelter at the former Salvation Army Thrift Store. Activation included 24-hour shelter services, transportation support to ensure safe access during the hazardous conditions, and daily communication coordination with public safety, hospitals, outreach workers and other shelter programs. Over the course of the week of winter weather, the shelters served between 16-58 people per night, with a total of 88 people served, all of whom sought shelter over the course of the weather event.

Inclement Weather Shelters are activated when weather conditions create an immediate danger for unhoused people. Inclement weather shelters "pop-up" through the weather event and operate on a "no-turn-away" basis to ensure everyone seeking a safe place to sleep can have access. During the winter months, inclement weather shelters will be activated when:

- Forecasted temperature of 25° F (-3.9° C) or below; or
- Forecasted snow accumulations of 1.0 inch or more; or
- Forecasted temperature at or below 32° F (0° C) with driving rain of 1.0 inch or more overnight.

The program team is working to expand the Inclement Weather Shelter response system to include shelter locations, providers and protocols for year-round dangerous weather events including, heatwave and toxic air conditions.

Intergovernmental Agreement with Metro

Washington County staff have worked with regional partners over the past 8 months to co-create an intergovernmental agreement (IGA) for the regional Supportive Housing Services program. The parties were able to come to full agreement of all terms, and the final draft document is ready for review and approval by the elected bodies. The SHS IGA describes the intergovernmental relationships between Metro, the implementing Counties, and the appointed community bodies convened to advise or oversee the program.



The IGA term is for 10 years, or until the measure is sunset or renewed by voters and will replace the temporary “Short Term Revenue Sharing Agreement” that has been in place since the start of the program. The IGA fully describes terms of program operations, financial management, oversight and accountability structures, legal protections, and practices for settling possible disputes. The Washington County Board will review and vote on the IGA on January 18th, 2022

Community engagement to support shelter system plan

The SHS program has a goal to create 250 additional year-round shelter beds located at permanent sites that can operate fully supported housing focused programs. To date, we have expanded our year-round shelter capacity with 101 beds, however these programs are located in former motels that are slated for redevelopment into permanent housing. Washington County will work with our city jurisdictions, community partner, and property owners to plan for and identify future sites suitable for shelter programs.

Shelter programs may include population specific services, such as women, men, youth, couples, and programs that service culturally specific programs. Shelter programs may also include traditional congregate models as well as non-traditional models such as safe-park villages, tiny home pod villages, and more. The goal is to achieve geographic and program diversity to meet the diverse needs of people experiencing homelessness all year round, and with sites that have been designed to provide adequate services.

To begin this work the SHS team is planning for a series of engagement activities across the County to begin discussing the need and plan with our community, while gathering feedback to help inform our community guidelines for expanding shelter programs. These community guidelines will include agreements on siting shelters in locations most suitable to provide services and support the surrounding community needs. The guidelines will also include practices for engagement and communication when a site is identified and a program is planned in a particular community. More information will be available soon about coming events and opportunities to help inform the development of shelter system community guidelines.

Program expansion planned for Q3 and Q4

SHS program development has progressed rapidly over the first two quarters of the year. Services to date include: the creation of 101 year-round shelter beds, 187 winter shelter beds, the new Housing Case Management Services program that will provide permanent supportive housing services to as many as 800 households, and the Regional Rent Assistance (RLRA) program. Working together, these programs have already resulted in 94 permanent housing placements and put the program on track to meet our goal of 500 Permanent Supportive Housing Placements. Additional programs are planned to help ensure the program is on course to meet all of our goals and commitments identified in the Local Implementation Plan. The programs planned for implementation over the next 6 months include:

- Rapid Resolution and Rapid Re-Housing programs to assist families and individuals with one-time or short-term housing assistance;
- Permanent Supportive Housing (PSH) program at the redeveloped Aloha Inn when it re-opens this Spring as a PSH program, and other potential PSH buildings;
- Embedding Housing System Navigators in Health and Human Services programs to leverage existing supportive services and coordinate housing services;



- Supportive employment and training programs to help prepare people with lived experience for new housing positions with community-based housing and shelter providers; and
- Shelter program expansion as sites are identified (as described above.)

C. Draft MTW Activities

Moving to Work, MTW, is a HUD program that gives housing authorities flexibility around certain federal rules and regulations and allows the agency to implement local solutions. There are currently 80 MTW agencies nationwide, out of more than 3,000 public housing authorities. The Housing Authority of Washington County was selected for MTW status in May 2021. Our agreement is for participation for 20 years. This year will be our first submission of proposed MTW activities.

The MTW program provides the Housing Authority of Washington County with a unique opportunity to design and test innovative, locally designed housing and self-sufficiency strategies for serving low-income families. These locally designed MTW activities will focus on meeting one or more of the three federally defined statutory objectives: 1) increase affordable housing choices, 2) increase cost effectiveness, and/or 3) promote self-sufficiency. As staff work to develop proposed MTW activities, they will be shared with the community, with our Housing Advisory Committee and with our Housing Authority Board of Directors to solicit feedback.

We will preview our proposed MTW activities with the HAC at the January meeting, with follow-up at the February meeting before asking for recommended approval in March. The HABOD will consider the full document for submission to HUD at their April meeting, with the goal of beginning to implement approved activities in July.

(A copy of the presentation will be shared with all HAC members after the meeting.)



VIII. DEPARTMENT UPDATES

D. Additional Department Updates

1. Housing Choice Voucher Program

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	

Regional and Referral Based Awards			
Program	Households to be Served	Monthly HAP Allocated from Metro SHS	Monthly HAP per Household
Regional Long-Term Rental Assistance (RLRA)	500	\$687,500.00	\$1,375.00
Subtotal	500	\$687,500.00	
Agency Total	3,677	\$3,583,403.85	

Utilization:

Vouchers and Awards Leased Up								
	HUD Regular Vouchers (ACC)							
	HCV		VASH		FYI		All Actual UML	
	#	%	#	%	#	%	#	%
Oct-21	2,473	91.39%▲	137	69.54%▼	1	14.29%	2,611	89.73%▲
Nov-21	2,475	91.46%▲	139	70.56%▲	1	14.29%	2,615	89.86%▲
Dec-21	2,469	91.24%▼	141	71.57%▲	1	14.29%	2,611	89.73%▼
Grand Total	29,477	90.78%	1,737	73.48%	12	25.00%	31,226	89.51%

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



Utilization (continued):

Vouchers and Awards Leased Up							
	HUD Special Vouchers				SHS/RLRA		
	Mainstream		EHV		#	%	
	#	%	#	%			
Oct-21	174	97.75%▲	7	7.87%▲	14	2.80%▲	
Nov-21	171	96.07%▼	31	34.83%▲	32	6.40%▲	
Dec-21	171	96.07%▼	51	57.30%▲	98	19.60%▲	
Grand Total	1,594	80.26%	91	17.04%	144	4.80%	

*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		Total Outstanding Vouchers	
October 2021 (households)	1,802	HAWC Vouchers Issued	32		205

Wait List Time Based on # of Household Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
# Families	918	368	253	142	73	31	11	4	2	0	1,802
Average Days	137	137	138	138	137	137	139	139	132	-	137

Wait List Based on Gender				
Gender	Female		Male	Total
Total	1,292		510	1,802

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Multiple	Native Haw.	Missing	White	Total
Total	53	47	387	190	13	55	1,057	1,802

Wait List Based on Ethnicity					
HH Ethnicity	Hispanic		Not Hisp.	Missing	Total
Total	298		1,457	47	1,802

Wait List Based on HH Type					
HH Type	Disabled	Elderly	Family	Other	Total
Total	507	216	669	410	1,802

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

Department Update:

For the month of December, the Housing Choice Voucher team issued 7 new vouchers. This is much lower than normal and is a result of the holidays and the inclement weather we experienced in December. We recently pulled about 100 people off the waitlist and have been receiving their packets, so are hoping to continue issuing vouchers at a steady rate for the month of January.



Project-Based Vouchers

Total Leased	Total Contract	Utilization Rate			
193	218	89%			
Projects Leased	Units Leased	Units Eligible	Projects Leased	Units Leased	Units Eligible
Alma Gardens	8	8	The Mary Ann	4	8
Alma Gardens - VASH	5	5	Orchards	22	24
Barcelona	7	8	PLUSS	12	12
Bridge Meadows	8	8	Pomeroy Place	14	15
Cedar Grove	8	8	Pomeroy Place - VASH	5	5
Cornelius Place	11	11	Red Rock Creek Commons	24	24
Fir Crest Manor	14	14	Sunset View	21	24
Housing Team/SAMHSA	3	3	Tom Brewer House	11	13
The Knoll	8	8	The Viewfinder	0	8
The Knoll - VASH	4	4	The Viewfinder - VASH	4	8

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	43
Public Housing	12
Total Participating Households	55
Escrow Balances	
Households with Escrow Balance >\$0	31 (56%)
Total Escrow Balance	\$290,329
Highest Escrow Balance	\$49,389
Average Escrow Balance	\$5,279
Monthly Escrow	
Households Accumulating Monthly Escrow	24 (44%)
Total Monthly Escrow	\$13,516
Highest Monthly Escrow	\$1,209
Average Monthly Escrow	\$246
Average Increase in Annual Earned Income	
Households showing increase in Annual Earned Income	21 (38%)
Total Increase in Annual Earned Income	\$722,815
Highest Increase in Annual Earned Income	\$74,917
Average Increase in Annual Earned Income	\$13,142



3. Public Housing

Occupancy Rates					
Program	Units	Sep - 21	Oct - 21	Nov - 21	Dec - 21
Public Housing	244	97.9%	98.7%	99.1%	98.7%

Average Vacancy Days

Average vacancy days for the month of November and December 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 116 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. HUD standard for completion time on emergency work order is 24 hours and 25 days for routine work orders. HAWC’s goal is 3 hours for emergency work orders and 3 days on routine work orders. For November and December, the average maintenance response time for emergency and routine work orders was:

Work Order Performance							
Emergency W/O	Nov - 21		Emergency W/O	Dec - 21		Emergency W/O	Avg. time
	Avg. Time	Routine W/O		Avg. Time	Routine W/O		
6	3.4 hours	85	14.9 days	7	8.43 hrs.	63	13.7 days

Waitlist			
1 bedroom	2 Bedroom	3 Bedroom	4 Bedroom
789	408	100	31

4. Affordable Housing / Portfolio Rehab

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

Occupancy Rates		
	Nov - 21	Dec - 21
Affordable Housing (332 units)	96%	96%
Bond Portfolio (263 units)	99%	99%
Specialty Housing Portfolio (28 units)	100%	100%



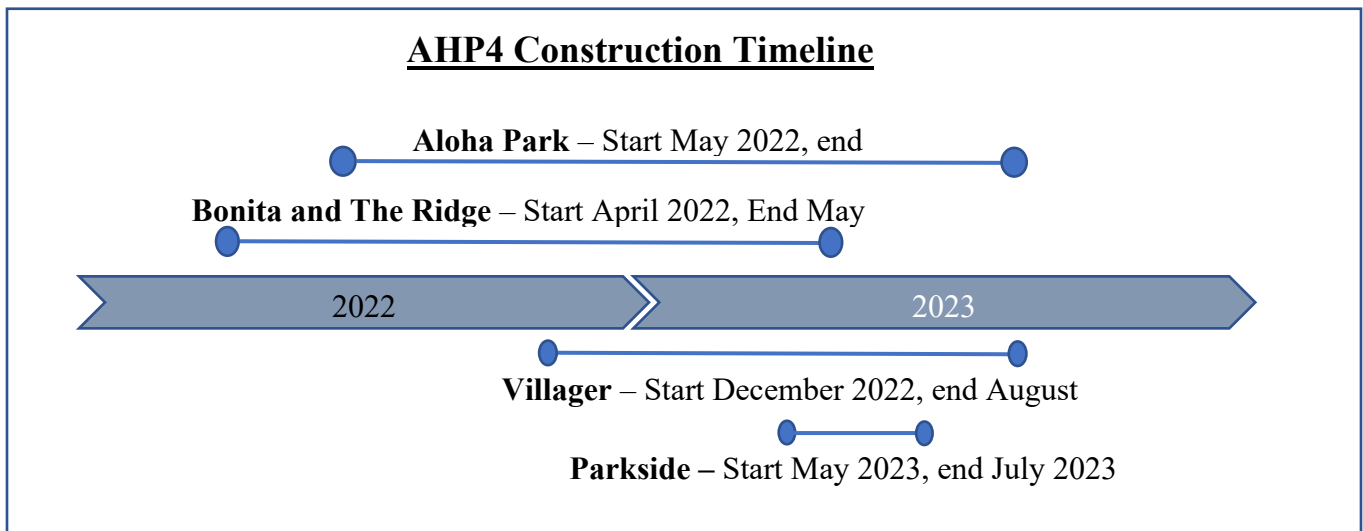
HAWC Partnership Affordable Projects

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.

AHP4 Portfolio Rehab

- Land Use review and approval has been granted at Bonita, The Ridge at Bull Mountain and Aloha Park. Building permits are now pending approval and anticipated to be granted in late February.
- Construction is scheduled to begin in late April 2022 at Bonita and The Ridge with Aloha Park following 30 days later in May.





5. Financial Statement

Financial statement report to be sent before January meeting, separate from meeting packet.



6. 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 celebrated groundbreaking with a photo op on January 13th.



3. Aloha Inn began renovation work in December 2021.
4. Goldcrest Apartments is scheduled to close in February 2022.
5. Viewfinder began moving in residents on December 17, 2021



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

Project Sponsor	Project Name	Location	Metro Bond Amount	Unit Count	Concept Endorsement Date
Home First Development	Saltzman Road Senior Apartments	Cedar Mill (unincorporated Wash. Co.)	\$5,990,000	53	1/26/2021
Housing Authority of Washington County	Aloha Inn	Aloha (unincorporated Wash. Co.)	\$8,465,000	54	12/15/2020
Bienestar and REACH CDC	Plaza Los Amigos	Cornelius	\$12,830,000	113	9/1/2020
BRIDGE Housing Corporation	Aloha Housing	Aloha (unincorporated Wash. Co.)	\$10,230,000	82	9/1/2020
BRIDGE Housing Corporation	Goldcrest Apartments	Beaverton	\$8,700,000	75	9/1/2020
Community Partners for Affordable Housing	Plambeck Gardens	Tualatin	\$14,320,000	116	9/1/2020
DCM Communities & HAWC	The Valfre at Avenida 26	Forest Grove	\$3,792,088	36	9/1/2020
Northwest Housing Alternatives	Tigard Senior Housing	Tigard	\$6,270,000	58	9/1/2020
Related NW	Terrace Glen	Tigard	\$17,484,000	144	9/1/2020
Community Development Partners	Viewfinder	Tigard	\$11,583,000	81	6/18/2019
TOTAL			\$99,664,088	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.

Aloha Inn			
Housing Units: 54		Project Based Vouchers: 54 RLRA Vouchers	
54 Studio	0 1BR	0 2BR	0 3BR
Ownership: HAWC		Total Project Costs: \$9M	
		Funding: Metro Bond;	
Project Update:			
<ul style="list-style-type: none"> Construction start (renovation): December 2021. 			

Project Status: Under construction

Housing Units: 144				
29 Studio	41 1BR	58 2BR	13 3BR	3 4BR
Ownership: Related NW and HAWC			Total Project Costs: \$53.6M	

Project Status: Under construction

The Valfre at Avenida 26 (Forest Grove)			
Housing Units: 36		Project Based Vouchers: 8 PBVs	
0 Studio	9 1BR	21 2BR	6 3BR
Ownership: Partnership of Housing Authority/DCM Communities		Total Project Costs: \$13.2M	
		Funding: Metro Bond; Housing Production Opportunity Fund, 4% Tax Credits; Private Activity Bonds	

