



HOUSING ADVISORY COMMITTEE

MEETING AGENDA AND INFORMATION PACKET

THURSDAY, January 25, 2024 • 9:00 am – 11:00 am

Olympic Conference Room: 161 NW Adams Ave. 2nd Floor, Hillsboro, OR 97124

and

Zoom Webinar ID: 897 7090 3426 PW: 447841

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

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- I. MEETING CALLED TO ORDER
- II. PUBLIC COMMENTS – ATTENDEES (INCLUDING ONLINE GUESTS)
- III. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES/ROLL CALL
- IV. ACTION – APPROVAL OF MINUTES
 - A. November 16, 2023..... 9:15 A.M.
- V. EXECUTIVE DIRECTOR’S REPORT
 - A. Introduction of Molly Rogers
 - B. Executive Director Report..... Page 3 9:20 A.M.
- VI. RESOLUTIONS / ACTION ITEMS
 - A. Vote to Elect the 2024 HAC Chair & Vice Chair Page 5 9:35 A.M.
- VII. ONGOING BUSINESS
N/A
- VIII. NEW BUSINESS
 - A. Supportive Housing Services Updated Forecast..... Page 5 9:40 A.M.
 - B. Community Budget Outreach Survey Overview..... Page 6 10:10 A.M.
 - C. Aloha Safe Rest Village Opening Event Page 6 10:20 A.M.
 - D. Introduction of Bianetth Valdez & Nadia Mohammad Page 6 10:25 A.M.
- IX. DEPARTMENT UPDATES AND Q&A
 - A. Development Division Update/Presentation Page 7 10:30 A.M.
 - B. Additional Updates (See Department Written Reports)Page 9
- X. MEMBER COMMUNITY UPDATE Page 15 10:45 A.M.
- XI. MOTION TO ADJOURN 11:00 A.M.

2023 HAC MEETING SCHEDULE	
Thursday, January 25	<i>[No July Meeting]</i>
Thursday, February 22	Thursday, August 22
Thursday, March 28	Thursday, September 26
Thursday, April 25	Friday, October (TBD) – <i>Forum</i>
Thursday, May 23 – <i>Budget Review</i>	Thursday, November 21
Thursday, June 27	December TBD – <i>Luncheon</i>



V. EXECUTIVE DIRECTOR'S REPORT

Assistant Director – Housing Authority Recruitment

I am pleased to announce that Jill Chen will be joining the Housing Authority of Washington County (HAWC) as Assistant Director starting Wednesday, February 28.

Jill served the Portland Housing Bureau for approximately seven years, including five as the Housing Investments and Portfolio Preservation Manager aka “production” team for multifamily rental and homeownership projects. Jill is an experienced strategist and implementer with over 25-year experience in governments, nonprofits and businesses, executing complex programs through public-private-philanthropic partnerships. She works closely with other government entities including HUD, Metro and OHCS, housing and homeless advocates, affordable housing owners and developers, funders and investors, resident/supportive service providers, and community stakeholders.

Prior to joining the City of Portland, Jill worked in international development with Grameen Foundation, Bank of America/ABN AMRO Bank and the World Bank Group. Jill has a Bachelor of Arts from Duke University and a Masters in Business Administration from The Wharton School.

Hillsboro Safe Rest Pods Reopen

Elected officials – including Governor Tina Kotek, Washington County Chair Kathryn Harrington, Hillsboro Mayor Steve Callaway, and Metro Councilor Juan Carlos Gonzalez – gathered on December 8 to celebrate the re-opening of the Safe Rest Pods on SW 17th Avenue. Event attendees brought blankets and wrote welcoming messages to greet new shelter guests who began moving in the following week.

Utilizing new pallet shelter structures, the site will offer immediate shelter to 30 individuals, with heating and cooling installed to protect shelter guests from the elements. Shelter guests will work with the shelter operator, Open Door HousingWorks, and housing case managers to reach long-term housing goals.

The Safe Rest Pods on SW 17th Avenue will be included within Washington County’s robust shelter program, which currently offers over 400 beds/rooms of shelter county-wide. This shelter represents a unified government approach and partnership across four levels of government. The pallet homes were purchased by Washington County using investments from Governor Tina Kotek’s Executive Order 2023-02, which also funded the site preparations. The site is owned and provided by the City of Hillsboro for the temporary shelter use, and operations are funded by the regional Metro [Supportive Housing Services measure](#) through Washington County.

Just Compassion Groundbreaking

Just Compassion hosted a groundbreaking event on December 18th to celebrate the future permanent, year-round shelter and access center construction at their current Tigard Day Center and temporary shelter location. The new Just Compassion Resource Center and shelter will provide 60 shelter beds in a trauma informed living space specifically designed to meet the needs of people experiencing homelessness and connect them with long-term housing.

The construction of the shelter and ongoing operations will be funded by the Washington County allocation of the [Supportive Housing Services measure](#). The site also received \$4 million in American Rescue Plan Act funding through the sponsorship of Rep. Dacia Grayber, Rep. Courtney Neron and former Senator Ginny Burdick. Additional funding was provided by the Oregon Community Foundation, Energy Trust of Oregon, Washington



County Community Development Block Grants (CDBG) CareOregon, Just Compassion supporters, donors, and fundraisers.

The Just Compassion Shelter site will be included within Washington County's robust shelter program which currently offers over 400 beds/rooms of shelter county-wide.

Washington County Exceeds All Executive Order 23-02 Goals

On January 10th, 2023, Governor Tina Kotek signed Executive Order 2023-02 (EO 23-02) declaring a state of emergency in much of Oregon due to homelessness and shared ambitious goals for local Continuum of Care (CoC) agencies to meet. Washington County is proud to share we have exceeded goals for shelter creation and rehousing formerly homeless families and individuals under EO 23-02.

- **Goal:** Create 61 new shelter beds by January 10, 2024
 - **Outcome:** 175 beds created, 30 additional units in process
- **Goal:** Rehouse 121 households by January 10, 2024
 - **Outcome:** 542 formerly homeless households (or 780 people) were rehoused in Washington County during the emergency period, of which over 140 households were rehoused with Executive Order funds

Staff have spent the last year developing and expanding housing solutions for people experiencing homelessness while integrating the Executive Order work seamlessly with other long-term housing programs primarily funded through the regional Supportive Housing Services measure. With the Executive Order's specific focus in mind, Washington County extended operations year-round for 150 beds, opened an additional 30 shelter pods, and have another 30 shelter pods slated to open in February 2024, greatly exceeding the original goal of 61 shelter beds set through the EO. Most recently, we celebrated the grand opening of Safe Rest Pods on SW 17th Avenue with our partners from the City of Hillsboro and shelter operator Open Door HousingWorks on December 8, 2023.

Washington County exceeded our rehousing goal and helped 156 households transition into much needed stable housing using part of the almost \$8 million EO 23-02 state funding resources and a total of 542 households with other funding during the emergency period. Early efforts to achieve this goal focused on collaboration with street outreach teams and jurisdictional partners, who increased engagement with unsheltered individuals and addressed system barriers and service gaps, to connect people to shelter and housing as quickly as possible.

Oregon Housing and Community Services (OHCS) and the Oregon Department of Emergency Management (OEM) were instrumental in supporting Washington County. At the same time, Washington County leveraged partnerships with City jurisdictions, Metro, libraries, law enforcement, and community-based service providers. The outcomes achieved over the last nine months would not have been possible without partnership across multiple levels of government and our service provider network.

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

Molly Rogers
Executive Director



VI. RESOLUTIONS/ACTION ITEMS

A. Elections & Nominations: Vote to Approve the 2024 HAC Chair & Vice Chair

Members will vote to approve the Chair and Vice Chair members for the 2024 Housing Advisory Committee meetings.

Current Chair: Renee Brouse

Nominated Chair: Renee Brouse

Current Vice Chair: Melinda Bell

Nominated Vice Chair: Melinda Bell

VII. ONGOING BUSINESS

N/A

VIII. NEW BUSINESS

A. Supportive Housing Services Updated Forecast

Staff will provide in depth context regarding the October 2023 Metro five-year forecast. Staff will also outline processes for developing and updating annual work plans and for setting new goals to address urgent community needs to end chronic homelessness.

In October 2023, Metro updated the five-year SHS revenue indicating that it is projected to deliver more resources than initially forecasted. After two years of tax collection experience, Metro economists now understand that this new tax program has a larger base than initially estimated. The October 2023 forecast reflects the actual revenues collected over the first two program years and future revenues anticipated from Program Year 3 through Program Year 8.

After two years of program implementation, Washington County has a better understanding of the community needs to assure continued success of the program. The program has been successful in building a foundation of emergency response programs that help people connect from unsheltered homelessness to shelters and case management services.

The next step in our growth is to focus on those homeless populations with complex needs and disabling conditions with an array of specialized supportive housing designed to meet people where they are at and connect them to services and stability. Specifically, Washington County will need a variety of supportive housing project types that include:

- Recovery housing for people with substance use disorders or medical considerations;
- Transitional housing for people coming out of our medical, shelter, and corrections settings; and
- Project-based permanent supportive housing for people recovering from chronic homelessness.



B. Community Budget Outreach Survey Overview

The Department of Housing Services outreached to community groups to inform them of the department's budget planning process and collect insight on potential solutions to address housing and homelessness, advancing racial equity, and identifying the largest unmet and/or ongoing housing needs. The survey was presented at the Resident Advisory Board and the Housing and Supportive Services Network on November 29, 2023 and December 6, 2023 respectively. Participants had 1-2 weeks to provide their response. The data collected will be used to inform future budget plans and initiatives.

C. Aloha Safe Rest Village Opening Event

The Safe Rest Village at Aloha United Methodist is funded by Washington County Housing Services in collaboration with the service provider Open Door and the site owner Aloha United Methodist Church. This document is a Neighborhood Plan that addresses key aspects such as safety on-site, safety off-site, communication with the community, neighborhood cleanliness and appearance, and program and site design. It has been developed with the input received from multiple community meetings to ensure that the plan reflects the concerns and suggestions of the neighborhood. This Neighborhood Plan serves as a guiding document between shelter operator Open Door and the community of and surrounding Aloha United Methodist Church. This plan will remain in place during the two-year period the temporary pod village will be operating at Aloha United Methodist and will be reviewed and updated as needed through continued feedback received from the community and a Neighborhood Committee.

D. Introduction of Bianetth Valdez and Nadia Mohammad

Nadia Mohammad (she/her) is the new Advisory Bodies Coordinator for the Department of Housing Services, Homeless Services Division. She joins Washington County after working for the Beaverton Center for Mediation and Dialogue. There she was part of the Housing Mediation program, focused on the development of the eviction prevention mediation program. A certified mediator and facilitator, she volunteers when she can at the Clackamas County and Washington County Courts. She holds a Juris Doctorate from Loyola University Chicago and a Master's in Peace and Conflict Studies from the University of Massachusetts.

Bianetth Valdez (she/they) has joined the Policy and Planning Team as the Community Engagement Coordinator for Housing Services, focused on our rent assistance and housing portfolios. Bianetth is originally from Texas and has called Oregon her home for the last 9 years. She holds an undergraduate social work degree from UT Austin and received her graduate degree from PSU. Before coming to the county, they spent almost 2 ½ years with the City of Beaverton, implementing community engagement work in housing, within the community development department. Prior to the city, she worked at HomePlate for 5 years, supporting and providing housing resources to unhoused youth in Washington County.



IX. DEPARTMENT UPDATES

A. Development Division Updates

The Housing Authority closed in early December on the second phase of its portfolio rehab, AHP Phase 2. This project will provide substantial rehabilitation of five properties in the Authority portfolio- two senior elevator served buildings; Tarkington Square and Holly Tree, and three walk-up buildings; Marilann Terrace, Amberwood Apartments, and Cornelius Village. The 260 units in the project serve 469 residents. The project scope of work includes addressing immediate rehab needs, life/safety concerns, ADA compliance, energy efficiency upgrades, water intrusion mitigation, and major systems replacement. This work positions the properties for long-term sustainability and use as assets in the community. Construction will begin on three properties this winter- Holly Tree, Marilann Terrace, and Tarkington Square. The total project cost was \$131 million with \$65 million in Private Activity Bonds issued through Oregon State Treasury. The renovation budget is \$140,000 per unit in order to ensure long-term sustainability and quality housing for residents. The project's development consultant, JH Brawner and Company, were tremendous in leading this complex project to the closing finish line.

In late December 2024, the Authority closed on purchasing a three-acre property in North Bethany, at the intersection of NW Brugger Road and NW Kaiser Road. The property can support approximately 100 units of affordable housing with ground-floor non-residential uses. The \$3.7 million acquisition was funded with a \$2.6 million land acquisition loan from Oregon Housing and Community Services (OHCS) with remaining funding via a contribution from the Housing Authority Local Fund. This project will provide an opportunity to develop affordable housing in a fast growing, high-opportunity area in Washington County, and the Authority will either develop the property as a general partner or form a partnership with a development entity to deliver the project to the Authority as a turnkey development.

The development team continues to coordinate with Metro on the acquisition and development of a three-acre site near 209th Avenue and Tualatin Valley Highway in Aloha. Metro acquired the site in early January and plans to dispose the property to the Authority through a development agreement for the Authority to develop the property with approximately 86 units of affordable housing in a four-story, elevator-served building. A stakeholder advisory group is being led by Unite Oregon this winter to solicit project input on programming, services, and project design. The project will begin soliciting design and construction services in spring 2024 and will request private activity bonds and 4% tax credits in mid-2025.

The increased affordable housing development in the State of Oregon has limited the availability of private activity bonds, which are necessary to receive an allocation of 4% Low Income Tax Credits. OHCS has already reserved its 2024 PAB allocation towards active projects, and 2025 appears to be highly competitive for tax credits. The team continues to monitor key federal legislation that would alleviate this PAB crunch. A key AHCA provision is pivotal for Oregon: it proposes reducing the Private Activity Bond financing threshold from 50% to 25%. This change is crucial for freeing up private activity bond volume cap, used in affordable housing development and preservation. The Affordable Housing Credit Improvement Act (AHCA), and changes to Private Activity Bond (PAB) financing thresholds, is currently included in budgets Congress is being considering this month and would lower the requirement that 50% of a projects eligible costs are funded with PAB to 30%. In addition, the legislation increases the funding amount for competitive 9% tax credits. In addition, OHCS is restructured its funding process to provide a more iterative process where projects have



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multiple milestone checkpoints to facilitate funding in light of scarce PAB resources. This funding process will begin in April 2024.



B. Additional Department Updates

1. Homeless Services

The Homeless Services Division had several exciting highlights over the fall and into the new year. A few of these highlights include housing the 1000th household through the Housing Case Management Services Program, launching new shelter capacity, and planning for the 2024-2025 fiscal year.

Washington County reached its shelter and rehousing goals established by Governor Tina Kotek’s executive order declaring a homelessness state of emergency, Executive Order 2023-02 (EO 23-02). The Homeless Services Division reported the following outcomes:

Executive Order Goal:	Washington County Outcome:
Create 61 new shelter beds by January 10, 2024	175 beds created (150 beds extended, 30 beds opened, 30 additional beds in process)
Rehouse 121 households by January 10, 2024	140+ unsheltered households housed with EO 23-02 funds (542 unsheltered households housed total)

On December 11th, Washington County reopened its second safe rest pod village in Hillsboro off Southwest 17th Avenue in partnership with site operator, Open Door Housing Works. This site added 30 brand new pallet homes to the shelter system with 10 homes intended to be used by couples to support up to 40 individuals total. Looking ahead to the new year, the Homeless Services Division is planning to open a third safe rest pod village in Aloha that will add 30 more pallet homes to the Washington County shelter system.

In the months ahead, the Division will launch and complete its planning activities to prepare the Homeless Services Workplan for the 2024-2025 program year. On January 23rd, Division leadership will present an update to the Board of County Commissioners on the updated 5-year forecast for Supportive Housing Services Measure revenue, and recommendations for program planning respective of the projected increase in funding. Division staff will share the updated revenue projection information and program planning recommendations with the Housing Advisory Committee at its March meeting.

Finally, the Division operated emergency outreach and shelter capacity during the winter storm of the Martin Luther King Jr. Day holiday weekend. More than 135 people stayed in the emergency shelters and outreach staff provided transportation throughout the weekend to get unsheltered folks to available shelter. Staff from community-based service agencies worked around the clock through the weekend and early in the week to keep people safe and alive through the dangerous weather event.

Program Outcomes

Permanent Supportive Housing provides households with a disabling condition and who have experienced prolonged homelessness with intensive case management services and long-term rent assistance to ensure permanent housing stability. Once placed in housing, case managers continue to provide wrap around supports for as long as needed.



Supportive Housing - as of 1/16/24	
Enrolled in a Supportive Housing program, working with a case manager	1,446 households
HCMS Households Housed	1,040 households
SPC Households Housed	187 households
Households enrolled and seeking housing with an RLRA or SPC voucher	162 households
Eligible and waiting for a Supportive Housing resource	593 households

Rapid Rehousing provides 2-24 months of rent assistance with supportive housing case management services for households who need temporary support to end their homelessness while working towards independent financial and housing stability.

Rapid Rehousing - as of 1/16/24	
Enrolled in a RRH program, working with a case manager	463 households
SHS RRH households housed	312 households
CoC RRH households housed	40 households
Eligible and waiting for a RRH resource	1,064 households

Homeless Prevention & Diversion supports families to maintain existing housing through immediate and short-term financial assistance to prevent an episode of homelessness or divert a household from entering shelter or a housing assistance program.

Homelessness/Eviction Prevention - for the period 7/1/23 to 1/16/24	
Eviction Prevention Assistance	854 households
Eviction Prevention Applications Pending	7 households

2. **Public Housing**

Program	Units	Occupancy Rates			
		Sep - 23	Oct - 23	Nov - 23	Dec - 23
Public Housing	244	98.8%	98.8%	99.2%	99.2%

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 orders is 24 hours; and 25 days for routine work orders. HAWC's goal is 3 hours for emergency work orders and 7 days on routine work orders.



Work Order Performance				Waitlist			
Emergency W/O	Dec - 23			1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	Avg. Time	Routine W/O	Avg. Time				
3	2.7 hours	214	17.5 days	689	499	311	321

Affordable Housing

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

Occupancy Rates	
	Dec - 23
AHP4 (332 units)	97%
Bond Portfolio (297 units)	91%
Specialty Housing Portfolio (13 units)	77%
Valfre at Avenida 26 (36 units)	89%
Heartwood Commons	56%

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.



Portfolio Rehab

Bonita Villa (96 units): There are four buildings at the property labeled A – D. All buildings have been completed and leased.

The Ridge at Bull Mountain (96 units): There are 12 buildings at the property labeled A – L. All buildings are completed and leased.

Aloha Park (80 units): There are seven buildings at the property labeled 1 –7. All buildings are occupied except for Building 4 which is undergoing repairs from the fire loss in October of 2022.

Villager (36 units): The property has 9 buildings labeled A – I. All buildings are completed and leased.

Parkside (24 units): The property has 3 buildings labeled 1 – 3. All buildings are completed and leased.

3. Finance

As the Finance Division has welcomed Michael Clark as the new Assistant Director of Finance, formerly known as the Controller, the division has been in a state of updates and transitions, and looks forward to providing an update to the committee at a later meeting.

4. Rental Assistance

The Rent Assistance Division closed out 2023 with a focus on utilization, file cleanup, quality control, and process streamlining. In 2024, the division aims to prioritize Mainstream Voucher lease-up and enhance other programmatic processes in alignment with upcoming HUD guidelines and changes. We also welcomed new Administrative Specialist team member, Bre Gravley who serves as a member of the Customer Service Team. Promotion of two team members: Kira Horner to Technical Trainer and Nancy Krause to Senior Unit Eligibility Specialist (Inspector). The team continues to grow as our scope of work has grown in serving households of Washington County.



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HUD Programs				
HUD Allocated Units	ACC	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Housing Choice Voucher (HCV)	2,732	2,592	\$2,990,933.00	\$1,153.91
Veterans Affairs Supportive Housing (VASH)	247	213	\$205,921.00	\$966.77
Foster Youth Initiative (FYI)	30	15	\$21,971.00	\$1,464.73
Subtotal	3,009	2,820	\$3,218,825.00	\$1,141.43
HUD Special Purpose Vouchers				
HUD Allocated Units	ACC	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Mainstream Vouchers	208	151	\$187,251.00	\$1,240.07
Emergency Housing Voucher (EHV)	89	87	\$107,923.50	\$1,240.50
Subtotal	297	238	\$295,174.50	\$1,240.23
HUD Total	3,306	3,058	\$3,513,999.50	\$1,149.12

Regional and Referral Based Awards				
	Target Households	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Regional Long-Term Rental Assistance (RLRA)	800	988	\$1,729,377.00	\$1,750.38
SHS Rapid Rehousing (SHSRRH)	400	311	\$506,062.00	\$1,627.21
Subtotal	1,200	1,299	\$2,235,439.00	\$1,720.89
Agency Total	4,506	4,357	\$5,749,438.50	\$1,319.59

Utilization for HCV, VASH, and FYI:

Vouchers and Awards Leased Up											
HUD Programs											
	HUD Regular Vouchers (ACC)										
	HCV			VASH			FYI			All Actual UML	
	ACC	#	%	ACC	#	%	ACC	#	%	#	%
Dec-22	2,732	2,492	91.22%	247	161	65.18%	7	7	100.00%	2,660	89.08%
Jan-23	2,732	2,497	91.40%▼	247	166	67.21%▲	7	10	142.86%▲	2,673	89.52%▲
Feb-23	2,732	2,499	91.47%▲	247	170	68.83%▲	7	8	114.29%▼	2,677	89.65%▲
Mar-23	2,732	2,507	91.76%▲	247	174	70.45%▲	16	8	50.00%▼	2,689	89.78%▲
Apr-23	2,732	2,512	91.95%▲	247	174	70.45%▲	16	7	43.75%▼	2,693	89.92%▲
May-23	2,732	2,517	92.13%▲	247	185	74.90%▲	16	10	62.50%▲	2,712	90.55%▲
Jun-23	2,732	2,515	92.06%▼	247	200	80.97%▲	16	10	62.50%	2,725	90.98%▲
Jul-23	2,732	2,526	92.46%▲	247	204	82.59%▲	16	12	75.00%▲	2,742	91.55%▲
Aug-23	2,732	2,537	92.86%▲	247	208	84.21%▲	16	14	87.50%▲	2,759	92.12%▲
Sep-23	2,732	2,544	93.12%▲	247	209	84.62%▲	16	15	93.75%▲	2,768	92.42%▲
Oct-23	2,732	2,548	93.27%▲	247	214	86.64%▲	16	15	93.75%	2,777	92.72%▲
Nov-23	2,732	2,567	93.96%▲	247	213	86.23%▼	30	15	50.00%▼	2,795	92.89%▲
Dec-23	2,732	2,592	94.88%▲	247	213	86.23%	30	15	50.00%	2,820	93.72%▲
Grand Total	32,784	30,361	92.61%	2,964	2,330	78.61%	202	139	68.81%	32,830	91.32%

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

**Changes to FYI ACC from Nov. to Dec. report reflects clarification of ACC across 2023 as well as changes to process for requesting ACC increases.



Family Self Sufficiency

Washington County Housing Services Department

Rental Assistance Division

December 2023

Participating Households

Housing Choice Vouchers	55
Public Housing	10
VASH	2
Mainstream	3
FYI	7
Total Participating Households	77

Escrow Balances

Households with Escrow Balance >\$0	43 (56%)
Total Escrow Balance	\$410,002
Highest Escrow Balance	\$33,483
Average Escrow Balance	\$5,325

Monthly Escrow

Households Accumulating Monthly Escrow	25 (32%)
Total Monthly Escrow	\$15,142
Highest Monthly Escrow	\$1,255
Average Monthly Escrow	\$197

Average Increase in Annual Earned Income

Households showing increase in Annual Earned Income	32 (42%)
Total Increase in Annual Earned Income	\$1,123,379
Highest Increase in Annual Earned Income	\$122,387
Average Increase in Annual Earned Income	\$14,589



New Admissions by Race and Ethnicity

Washington County Housing Services Department
Rental Assistance Division

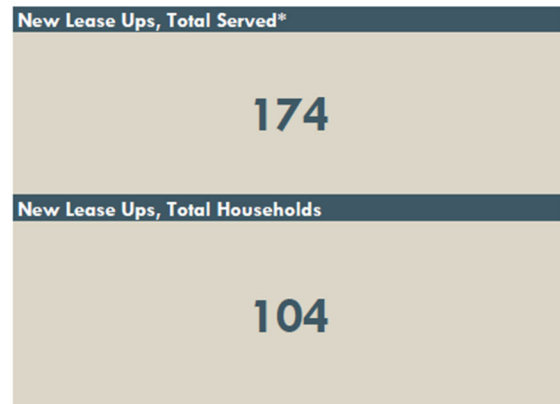
December 2023

Demographics shown for all new lease-ups across all Rental Assistance Division Programs.

New Lease Up Participants by Race		
Race	Count	%
American Indian	6	3%
Asian	2	1%
Black	23	13%
Missing race	2	1%
Multiple	10	6%
Pacific Islander	17	10%
White	114	66%
Grand Total	174	100%

New Lease Up Participants by Ethnicity		
Ethnicity	Count	%
Hispanic or Latina/o/e	29	17%
Not Hispanic or Latina/o/e	145	83%
x-missing ethnicity	0	0%
Total	174	100%

New Lease Up Participants by Race and Ethnicity, Combined		
Hispanic or Latina/o/e	Count	%
American Indian	3	2%
Black	2	1%
Missing Race	0	0%
Multiple	2	1%
White	22	13%
Not Hispanic or Latina/o/e	Count	%
American Indian	3	2%
Asian	2	1%
Black	21	12%
Missing Race	2	1%
Multiple	8	5%
Pacific Islander	17	10%
White	92	53%
Grand Total	174	100%



*All household members

X. MEMBER COMMUNITY UPDATES

This portion of the agenda is intended to allow committee members to bring up questions or discussions regarding any housing or homelessness matters that they have within their community, and to provide a grounded discourse on the current housing related matters that the public sees and interacts with on a regular basis within the different communities in Washington County. Members may also share any insights, programs, or initiatives that they or their organization may be working on in the community to bring more awareness and support to the matter, or to receive feedback from the other committee members or members of the public in the meeting attendance.