



# Washington County Housing Advisory Committee

Asset Management Update

| 6/23/2022

Department of Housing Services

[www.co.washington.or.us](http://www.co.washington.or.us)

# → AHP4



## Milestones

- HAWC closed on AHP4 in early June.
- Construction mobilization and sitework began this week.
- 100 Project Based Vouchers (PBV) will be allocated to 4 properties.

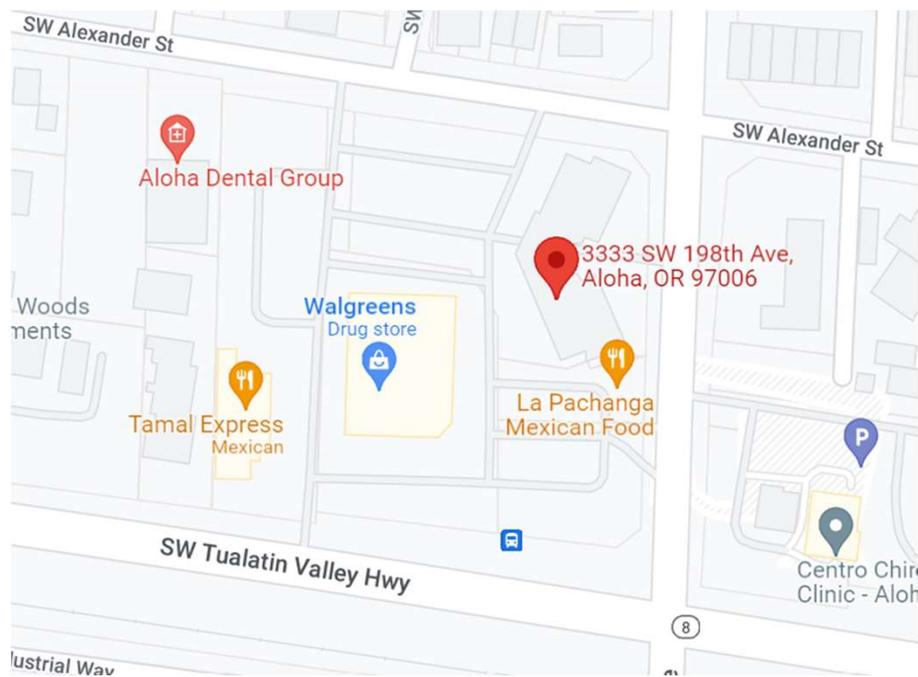
## Construction Timeline

- Bonita: June 2022 → completion October 2023
- The Ridge at Bull Mountain: June 2022 → completion August 2023
- Aloha Park: June 2022 → completion of July 2023
- Villager Apartments: May 2023 → completion December 2023
- Parkside Apartments: August 2023 → completion November 2023

# → Aloha Inn



# → Aloha Inn – Location



- Tri-Met line 57 and 88
- 30 minutes from MAX line
- 2 grocery stores within 1.5 miles

# → Aloha Inn - Background



- In December of 2019, the Washington County Board of Commissioners set the goal of building at least 100 units of Permanent Supportive Housing (PSH) to address the growing houseless crisis.
- In January of 2021, the Housing Authority of Washington County purchased the Aloha Inn hotel located at 3333 SW 198<sup>th</sup> Ave in Aloha.
- Metro's affordable Housing Bond is funding the purchase and renovation work.
- A complete renovation of the project is underway converting 54 units into studio apartments with kitchens. New offices, laundry facilities, community spaces and new fire protection system are part of the renovation work.
- The property will be managed in a collaborative partnership between service providers, property management and HAWC.

# → Aloha Inn – Participants



- Service Providers will provide a variety of wrap-around services including case management, mental health treatment and referral, housing stabilization, and community/social engagement.
- Property will be staffed 24/7.
- Participant eligibility: Adults; under 30% AMI; with a disability or health condition; documented homelessness in the past 12 months.
- Rents will be subsidized by Regional Long-term Rent Assistance (RLRA) with participants paying 28.5% of their adjusted gross income.

# → Aloha Inn – Construction





Department of Housing Services  
[www.co.washington.or.us/housing](http://www.co.washington.or.us/housing)



# Washington County Housing Advisory Committee

## Housing Development Update

May 26, 2022

Housing Authority of Washington County

[co.washington.or.us](http://co.washington.or.us)



# Housing Development Division

3 FTE (Full Time Equivalent) staff

## Primary areas of work:

- Supporting affordable housing developments within the County – nonprofit and private developers – Housing Production Opportunity Fund
- Administering the Metro Affordable Housing Bond
- Administering the nonprofit affordable housing exemption program for unincorporated Washington County
- Pursuing acquisition and development projects (including preservation)
- Private Activity Bond Issuance



# Affordable Housing Bond

Approved by voters November 2018.

Intergovernmental Agreements Approved in late 2019.

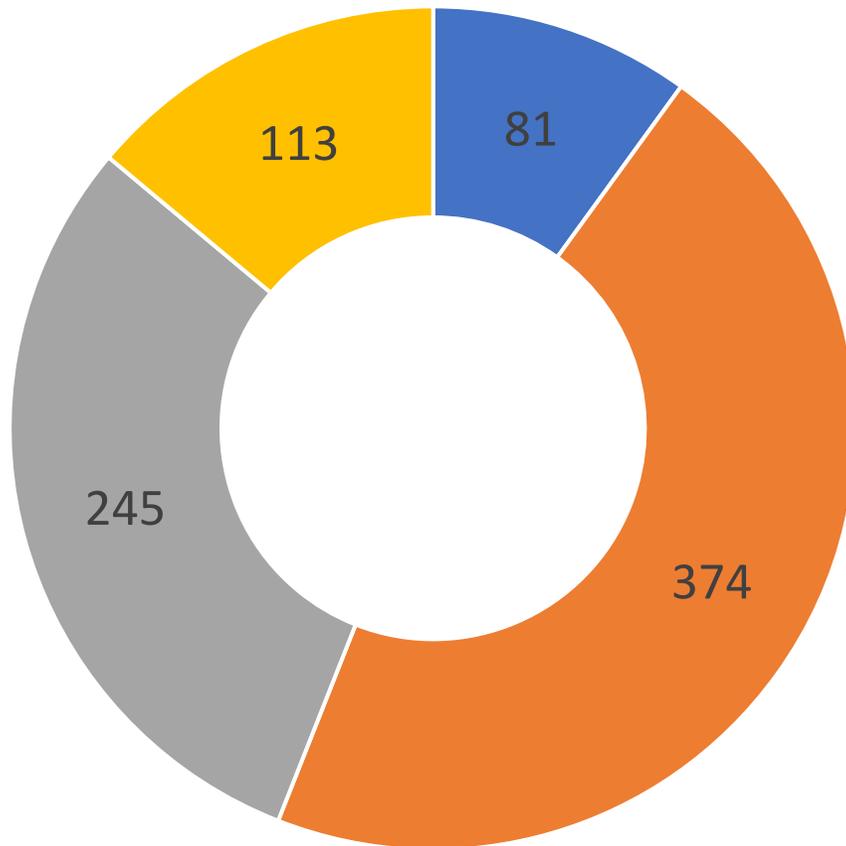
\$188,263,208 total provided in capital funds to Washington County (including Beaverton and Hillsboro).

Unit production goal of 1,316 units in County as a whole; goal of 814 units in Washington County's implementation area.



# Affordable Housing Bond Snapshot

Washington County Portfolio – 813 units total (10 projects)



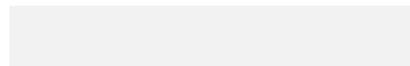
- Complete (1 project)
- Under Construction (5 projects)
- Starting Construction in 2022 (3 projects)
- Starting in 2023 (1 project)



# Lease-up Update - Viewfinder

As of 4/24/2022:

- All 81 units are leased
- 65 units are occupied
- 27 Permanent Supportive Housing (PSH) units



A new resident checking her mail at Viewfinder



# Under Construction – Aloha Family Housing



COURTESY PHOTO: UNITEDHEALTHCARE - Construction is ongoing at the future site of the Aloha Family Housing project, located at 3575 S.W. 174th Ave. west of Beaverton.

Photo courtesy of Hillsboro Tribune

82 units in Aloha (unincorporated Washington County)  
BRIDGE Housing



# Under Construction – Tigard Senior Housing



58 units in Tigard  
Northwest Housing Alternatives



# Under Construction - The Valfre at Avenida 26



36 units in Forest Grove  
DCM Communities, LLC & Housing Authority of Washington County



# Under Construction – Terrace Glen



144 units in Tigard  
Related NW & Housing Authority of Washington County



# Under Construction – Aloha Inn

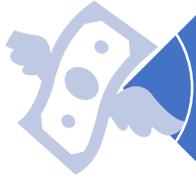


54 units in Aloha (unincorporated Washington County)  
Housing Authority of Washington County

# → Current and Upcoming Program Updates



Intergovernmental Agreement (IGA) Amendment adding \$1.67 million in funds for in-unit air conditioning.



Use of additional Affordable Housing Bond funds to close project funding gaps in partnership with other funders.



Regional Site Acquisition Funds to be deployed within the County (\$12.9 million).



Release of remaining Affordable Housing Bond funds – roughly \$17 million