



HOUSING ADVISORY COMMITTEE

MEETING AGENDA AND INFORMATION PACKET

THURSDAY, September 26, 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 VISION

We envision a Washington County where everyone has an affordable home with the supports and opportunities each of us need to thrive.

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

To achieve our vision of a community where everyone has an affordable home with the supports and opportunities they need to thrive, we must work to advance racial equity. Communities of color have been systematically excluded from opportunities to own property, achieve financial security and create generational wealth through centuries of racist and unjust policies and practices. Washington County residents also face barriers to housing because of other characteristics such as immigration status, disability and age.



Eliminating these disparities requires that we address barriers that create inequities in housing opportunity while prioritizing services to populations disproportionately impacted by these disparities. We will deploy intentional strategies to advance racial equity while working to increase access to housing opportunities for all who face barriers to housing in our community.



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. June 27, 2024 9:10 A.M.
- V. EXECUTIVE DIRECTOR’S REPORT
 - A. Executive Director Report..... Page 5 9:15 A.M.
- VI. RESOLUTIONS / ACTION ITEMS
 - A. N/A..... Page 10
- VII. STAFF LIASION UPDATE
 - A. Elections Page 10 9:25 A.M
 - B. December Luncheon
 - C. Reminders/Updates
- VIII. ONGOING BUSINESS
 - A. Section 18 Disposition..... Page 10 9:35 A.M.
 - B. Preservation Page 11 10: 05 A.M.
- IX. NEW BUSINESS
 - A. Consolidated Planning Page 11 10:25 A.M.
- X. DEPARTMENT UPDATES AND Q&A
 - A. Additional Department Updates (See Department Written Reports) Page 12 10:55 A.M.
- XI. MEMBER SUGGESTED FUTURE DISCUSSIONS..... Page 17 10:55 A.M.
- XII. MOTION TO ADJOURN..... Page 18 11:00 A.M.



2024 HAC MEETING SCHEDULE	
Thursday, January 25	<i>[No July Meeting]</i>
Thursday, February 22	Listening Sessions- August 7 th and 19 th
Thursday, March 28	Thursday, September 26
Thursday, April 25	Friday, October 24
Thursday, May 23 – <i>Budget Review</i>	Housing Forum -November 22
Thursday, June 27	December TBD – <i>Luncheon</i>



V. EXECUTIVE DIRECTOR’S REPORT

Listening Sessions

In August 2024, Washington County Department of Housing, in collaboration with the Housing Advisory Committee and the Homeless Solutions Advisory Council, held its first-ever listening sessions on August 7th and 19th. These sessions were designed to engage the community and share the department's priorities for the upcoming 2025-2026 fiscal year. Attendees learned about the strategic framework guiding housing services, the important roles of the advisory committees, and ways to get involved. The feedback gathered during these sessions, from both community partners and the public, will be compiled into a report that will shape future programs and services. This effort aims to ensure diverse voices are heard and identify those not yet at the table, helping to refine and strengthen housing solutions in Washington County. The Department of Housing Services would like to show our appreciation and gratitude to Melinda Bell, Housing Advisory Committee (HAC) Vice Chair, in participating and representing HAC during our listening sessions.

Residents come together to celebrate renovated affordable housing communities

Earlier this month residents from the affordable housing communities of Aloha Park, Bonita Villa, Ridge at Bull Mountain, Parkside and Villager gathered to celebrate their newly renovated buildings thanks to Phase I of the [Affordable Housing Portfolio Preservation Project](#). All these properties are owned by the Housing Authority of Washington County and were due for much-needed tender loving care!

There were breakfast pastries, coffee, music, and games like cornhole and bingo, with a various assortment of prizes being awarded to participants. More than 25 people joined the festivities and we look forward to Phase II’s celebration around the same time next year. The event was a great way of celebrating all the progress we made in extending the lives of these homes for our county’s residents.

A big shout out to the team at the Department of Housing Services and our partners at Keys Management, for without their contributions this event would not have been possible.



Washington County Celebrates Plaza Los Amigos Grand Opening

Earlier this month local elected leaders and nonprofit partners celebrated the opening of Plaza Los Amigos, Cornelius' latest affordable housing complex. With 113 homes, it doubles the amount of affordable housing available in the town and will serve low-income families. The development was made possible through public and private partnerships, including funding from the 2018 voter approved Metro affordable housing bond. Rents for its two-bedroom apartments are starting as low as \$701.

Plaza Los Amigos is a place that both increases access to our county's residents and stays true to the local community's roots. Its identity commemorates the history of Cornelius' longtime tradition of being home to many of the region's farmworkers, mostly from the Latino community. Inspired by the 'Los Amigos Club,' which translates to 'The Friends Club' in English, was a well-respected mutual aid association that supported migrant workers in the 1960s and 1970s. Many of their society's leaders later founded vital institutions such as Centro Cultural and Virginia Garcia Memorial Health Center.

The project incorporated input from community members and leveraged businesses owned by women, people of color, service-disabled veterans, and emerging small businesses during its construction. Non-profit owner Bienestar is also carrying out a multi-lingual marketing plan and collaborating with Centro Cultural to provide rental applications and move-in support to ensure equitable access.



SHS Measure Referral

Washington County is still in active conversations with Metro and our county partners on the possibility of a ballot referral from Metro to alter the existing Supportive Services Housing measure and provide greater funding for affordable housing development. Metro is tentatively aiming for the May 2025 ballot.

Washington County Hosts Tour for Department of Housing and Urban Development

In early August, Washington County had the honor of hosting several representatives from the [U.S. Department of Housing and Urban Development](#) (HUD): new Assistant Deputy Secretary for Field Policy & Management, Peter Hunter, the HUD Northwest Regional Administrator, Andrew Lofton, our Oregon Field Office Director, Bryan Guiney, and other field staff. We were also joined by representatives from the City of Beaverton to share about their year-round shelter, which is nearing completion. Together, we spent the afternoon touring sites around Washington County that demonstrate the impact of local partnerships and cross-sector collaboration.



Stops on the tour included:

- [Safe Rest Village at Aloha United Methodist Church](#), the third pod shelter location operated by Open Door.
- [Heartwood Commons](#), the County's first large-scale permanent supportive housing building with Sequoia as our service partner and resident services by Community Partners for Affordable Housing.



- [Nueva Esperanza](#), an affordable housing development by the City of Hillsboro, Bienestar, and Housing Development Center that reminds us of the need for fewer limitations on vouchers.

At the end of the tour, Assistant Deputy Secretary Hunter commented that our region has, “Put its money where its mouth is” to tackle the affordable housing crisis head on. Washington County will continue to see progress by removing barriers to housing, continuing to braid funding sources, and having courageous and ongoing conversations at the federal and state level about the level of need to make a meaningful difference in ending homelessness and housing instability.

Commissioner Rogers and Director Rogers tour Congresswoman Salinas



Earlier this month Congresswoman Andrea Salinas toured Washington County's first Metro affordable housing bond funded property: the [Viewfinder](#). Situated in the heart of Tigard, the development is a testament to the county's commitment to creating more affordable communities for its residents and also serves as the first location to provide permanent supportive housing with services onsite funded by the Supportive Housing Services measure.

During the tour the congresswoman spoke to our project partners such as Community Development Partners, and representatives from Washington County such as District Commissioner Roy Rogers.

The 2018 voter-approved Metro affordable housing bond has been instrumental in increasing access to affordable communities for Washington County's residents, and the Viewfinder is yet another example of the positive impact this bond is having on people's lives.



Camp Rosenbaum

The Housing Authority of Washington County shared the excitement this year and sponsored 19 kids from our communities to attend [Camp Rosenbaum](#)! We even had one of our very own staff members, Chelsea Blair, volunteer as a counselor to support this important opportunity for our youth kids.

Camp Rosenbaum is a non-profit organization that provides summer activities to low-income children, and for more than 50 years they've hosted a one-week overnight camp at the Oregon Coast for children who receive services from housing authorities. Most of the kids who attend Camp Rosenbaum have never been to an overnight camp before, and there are many other "firsts" – riding horses, visiting the beach, and a campfire sing along are just a few of the week's activities.

Eleven-year-old camper Jaspvr told us that, "*Camp was so much fun that I didn't even miss electronics. I wish I could go every year. My favorite part was riding horses.*" Thanks to Camp Rosenbaum, for helping our kids have a great summer.

Molly Rogers

Executive Director



VI. RESOLUTIONS/ACTION ITEMS

N/A

VII. STAFF LIASION UPDATE

A. Elections

Bianetth Valdez, Program Coordinator, will inform members about the next election cycle process.

B. December Luncheon

Bianetth will present information regarding the December Luncheon.

C. Reminders/Updates

Bianetth will share reminders and updates regarding upcoming meetings and logistical updates.

VIII. ONGOING BUSINESS

A. Section 18 Disposition Plan Framework

The Housing Authority of Washington County (HAWC) received approval from the U.S. Department of Housing and Urban Development – Special Applications Center (HUD-SAC) on December 13, 2023, for the disposition of 60 public housing units. Since that time, HAWC hired Melisa Dailey to manage the Section 18 program; an internal team representing public housing, finance, outreach, and management meets regularly to coordinate the Section 18 disposition program.

Current efforts are focused on 1) preparing a disposition plan framework to submit to HUD that outlines how HAWC will sell the public housing units, 2) entering into contract with the relocation consultant who will begin the relocation planning process, and 3) rolling out the disposition over the next few months.

The guiding principles for the disposition framework are to be consistent with the Office of Community Development First-Home program (when possible), promote equity and transparency throughout the process, create affordable homeownership opportunities, and create a source of funding for development of new regulated affordable housing in accordance with HUD requirements and owned by the Housing Authority.

The disposition of public housing takes place over three tiers of buyers: Tier 1 are current residents who are prepared for homeownership; Tier 2 are buyers coordinated by local non-profit homeownership partners; and for any remaining unsold units, then to Tier 3 who are buyers on the general market. All buyers are required to be legal residents, working, or living in Washington County, and are first-time home buyers.



Recommendations for the disposition framework are that the Tier 1 buyers receive a 10% discount off the current market value of the home and receive forgiveness of this discount over time (20% every five years starting in year 10). Tier 2 buyers also receive the discount of 10% and forgiveness. Additionally, the buyer subsidy is recaptured by the partnering non-profit upon sale, buyers qualify at up to 100% AMI, and multiple subsidy sources are allowed to decrease the mortgage amount so lower income households may participate to become home buyers. If there are multiple buyer-offers for one home, the buyer will be selected through a combination of preferences (such as buyer readiness and provision of permanent affordability) and if none are selected due to a tie, then by lottery.

Next steps for the Section 18 disposition include releasing an RFQ for non-profits partners who may purchase or facilitate the purchase the public housing units to individual buyers, releasing an RFP for a real estate brokerage and escrow/title company, and submitting the tenant relocation plan to HUD which will allow HAWC to issue tenant protection vouchers. The goal is to advance disposition within the next few months.

Motion Required: Recommend the Section 18 Disposition Framework for submission to, and approval by, the Housing Authority Board of Directors (HABOD).

B. Affordable Housing Preservation

Jill Chen, Assistant Director, will present on the preservation framework for Washington County regulated affordable housing with expiring restrictions.

IX. NEW BUSINESS

A. Consolidated Planning

The Washington County office of Community Development is in process of working on the 2025-2029 Consolidated Plan, which is a Five-Year Strategic Plan prioritizing the investment of an estimated \$35 million in federal funds from the U.S. Department of Housing and Urban Development (HUD). It is built on an intensive community engagement process to assess housing and community development needs. Staff will present an overview of needs assessment findings and draft needs and goals.



X. DEPARTMENT UPDATES AND Q&A

A. Additional Department Updates

1. Homeless Services

We have [released preliminary results for Program Year 3](#) (FY 2023-24) outcomes which will be covered in greater detail in the Supportive Housing Services report due to Metro at the end of October. Here are a few highlights:

- An estimated **10,466 people** (5,694 unique households) served with SHS funded services. That's nearly three times the seats at the Ron Tonkin field where the Hillsboro Hops play.
- 1,216 people (693 households) were able to move into housing with the average length of homelessness almost three years, including:
 - 679 people (399 households) rehoused with long-term rent assistance and wrap-around services.
 - 527 people (247 households) rehoused with medium-term rent assistance and wrap-around services.
- 4,443 people (1,565 households) served with eviction prevention services and rent assistance.
- 1,844 people (1,367 households) served in Washington County shelters.
- 420 shelter beds (90 beds opening in the last year) are operating in Washington County to serve the varied needs of people exiting homelessness including shelter focused on youth, veterans, families with children, and medically fragile adults.
- Fully allocated the SHS budget, deploying 100% of the budget and exceeding the 85% spending goal.

The Homeless Services Division lagged on year-end housing placement goals last fiscal year. A variety of interventions were implemented to increase housing placements including issuing policy updates for all housing programs to increase enrollments that result in placements, streamlining the RLRA application process, directing additional county staff time to application processing, and increasing clarity and efficiency in submitting housing applications.

As the Division looks ahead, additional process improvements include increased focus with provider agencies on their housing placement performance metrics and the implementation of performance improvement plans for underperforming organizations. Washington County has begun to monitor the application pipeline as well as week-over-week housing placement rates more closely across the homeless services system.

In quarter four, the Division launched monitoring of the Supportive Housing Services funded Enhanced Rapid Rehousing (ERRH) Program. Four ERRH partners were randomly selected to pilot the monitoring project in May and June. The Division gathered robust feedback from partners to inform the



refinement of the monitoring tool and plans to launch comprehensive monitoring across all SHS-funded housing programs this fall.

The county also launched two more subcommittees of the Homeless Solutions Advisory Council, our new one governance structure, meaning five new subcommittees are now in operation under the Solutions Council umbrella. Finally, Washington County launched an equity training series for all contracted community-based organizations providing homeless services in the fourth quarter.

Capital Projects

In quarter four, the Division awarded capital funds for two future access centers in Tigard and Hillsboro totaling \$10 million the construction of permanent access center sites. As work gets underway, the Division anticipates permanent access centers will open in 2025 and 2026 to provide walk-in services where individuals experiencing or at risk of homelessness.

At the same time, the Division also has three permanent shelter locations in the works. The Beaverton year-round shelter is nearing construction completion and anticipated to open in December 2024. The Just Compassion shelter (and access center) is anticipated to complete construction in February 2025. The Hillsboro year-round shelter is anticipated to break ground some time this winter and the temporary pods currently located on the site will be removed later this fall.

Additionally, the Division has an active NOFO (Notice of Funds Offering) open for transitional housing. The NOFO will award up to \$30 million in SHS carry over funding with funding announcements anticipated in late fall.

2. Public Housing

In August and September, the Public Housing team began several new initiatives including:

- Inspections of 100% of the portfolio with a target completion date by the end of December 2024
- Energy audits of the entire portfolio to capture Energy Trust of Oregon incentives
- Needs assessments for the 60 Section 18 disposition homes to streamline the sales process and meet homebuyer lender requirements

The Housing Authority owns and operates 244 units of public housing. Current occupancy rate for the Public Housing portfolio is 94.67%.



3. Rental Assistance

HUD Programs				
HUD Allocated Units	ACC	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Housing Choice Voucher (HCV)	2,732	2,608	\$3,145,764.00	\$1,206.20
Veterans Affairs Supportive Housing (VASH)	272	210	\$224,766.00	\$1,070.31
Foster Youth to Independence (FYI)	30	26	\$41,885.00	\$1,610.96
Subtotal	3,034	2,844	\$3,412,415.00	\$1,199.86
HUD Special Purpose Vouchers				
HUD Allocated Units	ACC	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Mainstream Vouchers	208	167	\$213,908.00	\$1,280.89
Emergency Housing Voucher (EHV)	89	87	\$120,454.00	\$1,384.53
Subtotal	297	254	\$334,362.00	\$1,316.39
HUD Total	3,331	3,098	\$3,746,777.00	\$1,209.42

State and Regional Awards				
	Target Households	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Regional Long-Term Rental Assistance (RLRA)	1,650	1,097	\$1,875,692.00	\$1,709.84
SHS Rapid Rehousing (SHS RRH)*	700	382	\$737,164.00	\$1,929.75
OR Long Term Rental Assistance (LTRA)	TBD	110	\$214,166.00	\$1,946.96
OR Rapid Rehousing (ORI RRH)	TBD	1	\$1,064.00	\$1,064.00
Subtotal	2,350	1,590	\$2,828,086.00	\$1,778.67
Agency Total	5,681	4,688	\$6,574,863.00	\$1,402.49

*includes ORAY RRH

Vouchers Leased Up											
HUD Programs											
	HUD Regular Vouchers (ACC)										
	HCV			VASH			FYI			All Actual UML	
	ACC	#	%	ACC	#	%	ACC	#	%	#	%
Dec-23	2,732	2,521	92.28%	247	209	84.62%	30	14	46.67%	2,744	91.19%
Jan-24	2,732	2,536	92.83%▼	247	211	85.43%▲	30	19	63.33%▲	2,766	91.92%▲
Feb-24	2,732	2,550	93.34%▲	247	208	84.21%▼	30	24	80.00%▲	2,782	92.46%▲
Mar-24	2,732	2,547	93.23%▼	247	208	84.21%	30	24	80.00%	2,779	92.36%▼
Apr-24	2,732	2,553	93.45%▲	272	210	77.21%▼	30	26	86.67%▲	2,789	91.92%▼
May-24	2,732	2,563	93.81%▲	272	214	78.68%▲	30	29	96.67%▲	2,806	92.49%▲
Jun-24	2,732	2,571	94.11%▲	272	218	80.15%▲	30	29	96.67%	2,818	92.88%▲
Jul-24	2,732	2,578	94.36%▲	272	218	80.15%	30	28	93.33%▼	2,824	93.08%▲
Aug-24	2,732	2,577	94.33%▼	272	220	80.88%▲	30	29	96.67%▲	2,826	93.14%▲

Grand Total	21,856	20,475	93.68%	2,101	1,707	81.25%	240	208	86.67%	22,390	92.53%
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*Grand total percentages are calculated as the number of units leased up over the annualized ACC/Allocation for each program.

4. Development

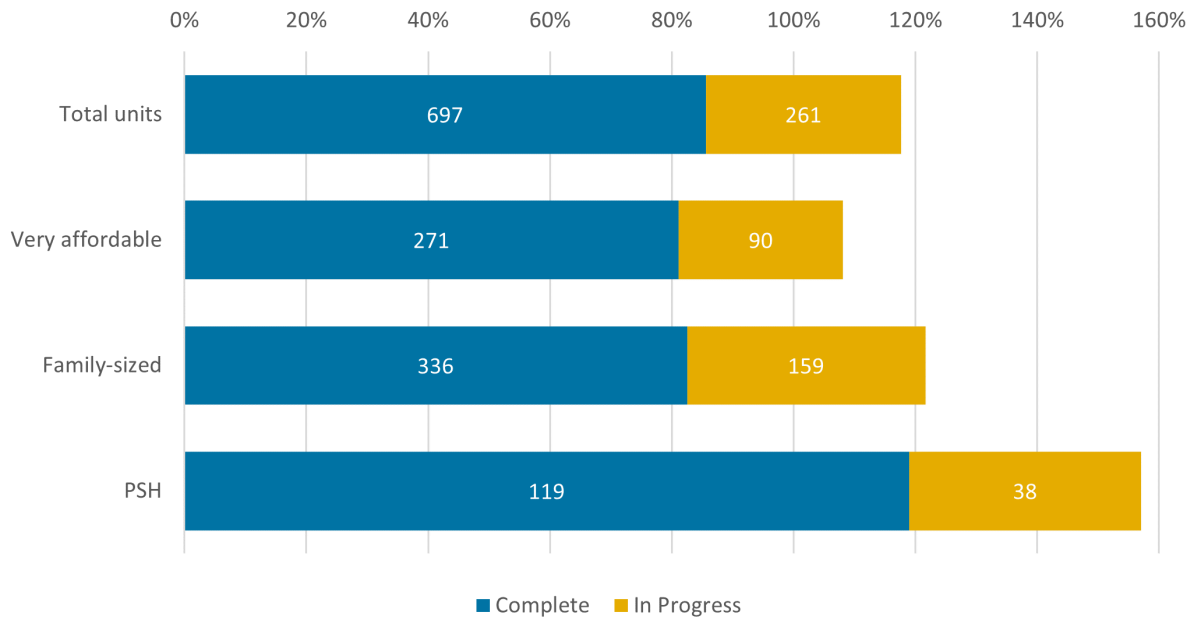
Regional Affordable Housing Bond

Washington County continues to implement the Regional Affordable Housing Bond, approved by voters in November 2018. Washington County jurisdictions received \$192.2 million of the total bond funds, and they were divided up between Washington County (\$118.9 million), the City of Beaverton (\$31.8 million) and the City of Hillsboro (\$41.5 million). Utilizing these funds, and as shown on the chart and table below, Washington County is now a lender to a total of 11



developments comprised of 958 affordable units and has met or exceeded all of its production goals for this source of funding.

Regional Affordable Housing Bond Production Goals



Regional Affordable Housing Bond – Completed, Under Construction, In Predevelopment

Completed

Key	Project	Location	Completion Date	# of Units
1	The Viewfinder	Tigard	December 2021	81 units
2	The Valfre at Avenida 26	Foerst Grove	September 2022	36 units
3	Heartwood Commons	Aloha	April 2023	54 units
4	Terrace Glen	Tigard	June 2023	144 units
5	Alongside Senior Housing	Tigard	October 2023	58 units
6	Cedar Rising	Aloha	June 2024	82 units
7	The Opal	Bethany	January 2024	54 units
8	Plaza Los Amigos	Cornelius	April 2024	113 units
9	Altura	Beaverton	August 2024	75 units



Under Construction

Key	Project	Location	Expected Completion	# of Units
10	Plambeck Gardens	Tualatin	January 2025	116 units

In Predevelopment

Key	Project	Location	Expected Completion	# of Units
11	Woodland Hearth	Tigard	July 2026	63 units

HAWC Development Pipeline

The HAWC development pipeline includes a total of seven projects. The AHP 1 and 2 properties are in construction and account for over half the total units in the pipeline with construction completion anticipated between October 2024 and April 2025. Woodspring Apartments, a preservation acquisition/rehab, and Aloha 209, a new construction development, are both in the predevelopment financing phase. On September 16, 2024, BOCC approved \$500,000 in HPOF funds for each project. Within the next few weeks, both will submit ORCA financing intake applications to Oregon Housing and Community Services. Heartwood Commons is in need of a Phase 2 renovation to address items that were not in the original budget. Elm Street and NW Brugger Road are recent HAWC acquisitions.

HAWC Development Pipeline

Property Name	Phase	Deal Type	# Units
AHP Phase 1 (332 Units)	Construction	Rehab	
Bonita Village	Completed	Preservation	96
Parkside Apartments	Completed	Resyndication	24
Villager	Completed	In Operations	36
The Ridge (Colonies)	Completed		96
Aloha Park	Construction - Final building ETA 12/1/24		80
AHP Phase 2 (260 Units)	Construction	Rehab	
Marilann Terrace	Estimated completion 10/01/2024	Preservation	18
Holly Tree Apartments	Estimated completion 12/01/2024	Resyndication	140
Tarkington Square	Estimated completion 11/15/2024	In Operations	48
Amberwood	Estimated completion 12/01/2024		40
Cornelius Village	Estimated completion 04/01/2025		14



Woodspring Apartments	Predev - Financing	Acq/Rehab Preservation Resyndication In Operations	172
Aloha 209	Predev - Financing	New Construction	86
Heartwood Commons	Predev - Financing	Acq/Rehab - Phase 2 PSH In Operations	54
Elm Street	Early Predev	New Construction	TBD
NW Brugger Road	Early Predev	New Construction	TBD

Additionally, on September 3, 2024, BOCC approved a Resolution and Order that supports the acquisition and preservation of 340 units at Bethany Meadows I and II by Bridge Housing. Actions included waiving Washington County’s right of first refusal and authorizing the Housing Authority Executive Director or designee to conduct transaction activities associated with the acquisition.

Asset Management

The affordable non-public housing owned and operated by the Housing Authority and Washington County is comprised of 892 units at 16 sites (“portfolio”). As of September 19, 2024, the portfolio occupancy rate is 90.24%. Over half of the vacancies are related to construction at AHP Phase 1 and AHP Phase 2.

Occupancy Data	Units	Percent
Total Units	891	100%
Total Occupied	804	90.2%
Vacancies - Regular	42	4.7%
Vacancies - Construction-Related	45	5.1%

XI. MEMBER SUGGESTED FUTURE DISCUSSIONS

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. These topics can be utilized for future committee meetings as presentation or update material to the committee and the public. 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.

XII. MOTION TO ADJOURN
