



HOUSING ADVISORY COMMITTEE

MEETING AGENDA AND INFORMATION PACKET

THURSDAY, March 23, 2023 • 9:00 am – 11:00 am

Zoom Webinar ID: 815 5483 5905 PW: 173720

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, March 23, 2023 • 9:00 am – 11:00 am

Zoom Webinar ID: 892 7558 8004 PW: 087757

Call-in number: 1 253-215-8782

- I. MEETING CALLED TO ORDER
- II. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES
- III. ACTION – APPROVAL OF MINUTES
 - A. January 20, 2022 **9:15 A.M.**
- IV. EXECUTIVE DIRECTOR’S REPORT
 - A. Executive Director Report..... Page 3 **9:20 A.M.**
- V. RESOLUTIONS / ACTION ITEMS
 - A. Approve Return to In-Person Meetings..... Page 5 **9:30 A.M.**
 - B. Elections – 2023 HAC Chair and Vice Chair..... Page 3 **9:35 P.M.**
 - C. Approve 2023-24 Annual PHA Plan & MTW Supplement..... Page 5 **9:40 A.M.**
- VI. ONGOING BUSINESS
 - A. Annual / 2024 Housing Services Department Budget Planning..... Page 5 **10:00 A.M.**
- VII. NEW BUSINESS
 - A. Washington County Volunteer Appreciation Celebration..... Page 5 **10:15 A.M.**
- VIII. DEPARTMENT UPDATES
 - A. Homeless Programs Updates Page 7 **10:20 A.M.**
 - B. Development Updates Page 7 **10:40 A.M.**
 - C. Additional Department Updates..... Page 7
- IX. ADJOURNMENT **11:00 A.M.**

2023 HAC MEETING SCHEDULE	
Thursday, January 20 (Rescheduled 2022 Forum)	[No July Meeting]
Thursday, February 23	Thursday, August 24
Thursday, March 23	Thursday, September 28
Thursday, April 27	Friday, October TBD – Forum
Thursday, May 25 – Budget Review	Thursday, November 16
Thursday, June 22	Friday, December TBD – Luncheon



IV. EXECUTIVE DIRECTOR'S REPORT

Since lifting COVID-19 restrictions and masking requirements in coordination with the State of Oregon in March of 2022, the Housing Department continues to follow health protocols, while focusing on the balance between community service and safety. Many County meetings are moving to hybrid settings, with in-person meetings that still offer the option of virtual attendance. We continue to work with our boards and committees and will monitor situations during the Winter season and consider options on a month by month basis.

Recruitment for new Housing Advisory Committee members is was conducted during the month of February, with interviews having been held during the week of February 13th. Applications for positions on the HAC are accepted year round, but recruitment interviews are held (typically) during the month of February in order to have final approval of candidates by the Board of County Commissioners before the March 31st term limit end date and the new term begin date of April 1st. After appointments for new members has been approved by the Board of County Commissioners, new members will attend a new member orientation meeting and begin formally attending HAC meetings with the April meeting. The member positions for the HAC that were filled through new appointment or reappointment in the most recent recruitment effort included:

- **Real Estate/Development/Construction** – Ryan Cain
 - Ryan has substantial experience with the design, development, and construction administration aspects of affordable housing rehabilitations projects in the Willamette Valley.
- **Design/Architectural/Engineering Profession** – Hayley Purdy
 - Hayley has substantial experience with designing and developing affordable housing projects in the metro area for the past eight years.
- **Property Management Professional** – David Bachman
 - David currently works for Cascade Management, Inc. as CEO for Real Estate Services Property Management.
- **Social Services Organization** – Deena Castrejon
 - Deena works as the Executive Director of Transcending Hope and has substantial experience with serving the homeless populations of Washington and Clackamas counties.
- **Elderly Representative** – Bruce Dickinson
 - Bruce recently retired as Senior Vice President at First Tech Federal Credit Union, where he focused in residential lending for the 7th largest credit union in the country.
- **Finance Professional** – Fernando Lira
 - Fernando is currently employed at Summit Bank as a Business Banking Associate, with experience in commercial banking working with small, minority-owned businesses.

On Friday, January 20th, Washington County held the postponed 2022 Housing Advisory Committee (HAC) Forum in a hybrid format at the Washington Street Conference Center. The Forum had a presentation on the economics of Washington County and Oregon State from Josh Lehner, a panel discussion between Mindy Stadlander (Health Share Oregon), Marni Kuyl and Josh Crites (Washington County) on Medicaid, and concluded with a panel discussion between Patricia Rojas (Metro), Kathy Nyland (City of Tigard), Jesse VanderZanden (City of Forest Grove), and Natasha Detweiler (Oregon Housing and Community Services (OHCS)) on community partnership. A link to a recording of the forum can be found on the County's YouTube page, on the Housing Advisory Committee webpage, or [here](#) (if viewing a digital copy of the agenda).



Some highlights shared at the HAC forum from the year 2022 include:

- Housing Authority/Housing Services helped roughly 1300 people experiencing homelessness move into long-term housing;
- Housing Authority/Housing Services provided 320 year-round, temporary, and winter shelter beds
- Housing Authority/Housing Services opened 117 new affordable apartments thanks to the Metro Regional Affordable Housing Bond. Low-Income Housing Tax Credits, County's Housing Production Opportunity Fund (HPOF) and Private Activity Bonds. As of the HAC Forum, there are nearly 1,000 additional units under construction in Washington County;
- Housing Authority/Housing Services administered 3,800 vouchers/rental assistance of which roughly 3000 are federally funded; the balance is Regional Long Term Rent Assistance (RLRA) aka "ARLA" made possible by Supportive Housing Service funds
- Housing Authority/Housing Services renovation of our affordable housing portfolio to provide over 332 high quality homes through AHP4 project. AHP Phase II that will rehabilitate the balance of under 300 units is in due diligence and financial feasibility stage.

As of November 1, winter shelter capacity is available, bringing up total shelter capacity in Washington County to serve 320 households. The Winter Shelter launch by the combined Housing Supportive Housing Services (SHS) and CoC teams added 80 shared space (congregate) beds and 65 single room (non-congregate) units through May 31, 2023. Washington County partners with Open Door, HousingWorks, Project Homeless Connect, Just Compassion, Centro Cultural and Boys and Girls Aid Society to provide winter shelter operations.

Shelter is allocated through a simple assessment coordinated by Community Action. Shelter assessments can be completed by outreach providers and housing case managers to ensure shelter options are low barrier. Once individuals reach the top of the waitlist, they are given 72-hours to claim their spot. The congregate shelter locations are the Cloverleaf Building at the Westside Commons (50 beds) and the Beaverton Community Center (30 beds).

The SHS program is also partnering with the City of Hillsboro to provide temporary safe rest pod shelter to 30-40 individuals in the parking lot of the eventual permanent year-round Hillsboro shelter location (corner of TV Hwy and 17th Ave). Pods opened October 21 and received media attention from KOIN. Around the clock shelter operations are provided by Open Door HousingWorks and guests will be connected to housing services to help them transition into permanent, affordable housing. These pods will provide much needed shelter through March 2023 prior to the construction of a permanent year-round shelter at this location. The pods can also be deconstructed and moved to another location when one is identified.

Lastly, On 03/10/2023, Washington County published on [our website](#) an agenda of a Special Housing Authority Board of Directors meeting for Tuesday March 14 with an agenda item to request the board to authorize the Housing Director to negotiate and execute a Purchase and Sale Agreement for Woodspring Apartments. The Housing Authority of Washington County has made an unexpected break in the negotiations with the owner and needs this authorization to be able to review the property's conditions to purchase it. If successful, we can preserve the property's affordability rates for all current residents. Negotiations are still ongoing.



WASHINGTON COUNTY

OREGON

Meanwhile, we are happy to confirm the short-term assistance program will still move forward regardless of the outcome. We will continue to communicate the latest developments with tenants in a variety of means, such as the website, phone calls, mail, and meetings.

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

Komi Kalevor
Director



V. RESOLUTIONS/ACTION ITEMS

A. Approve Return to In-Person Meetings

Staff and committee members will discuss the feasibility of conducting all Housing Advisory Committee meetings, beginning in March of 2023, in a hybrid format; with the expectation of the majority of staff and committee members attending in person. Committee meetings have been conducted virtually due to protocols related to COVID-19, but with the County’s return to normal efforts beginning in 2022 we are now able to transition to hybrid meetings. HB2560, passed on January 1st 2022, requires that all Oregon public meetings have remote accessibility, but leaves full discretion to boards/committees on deciding between conducting in-person/hybrid meetings or remaining fully virtual. If there are no requests for virtual attendance to a meeting, the meeting can go without the virtual option as long as the opportunity for members of the public to request virtual access is clearly stated in the meeting notice, and a clearly stated timeline by which the public have to submit a virtual access request.

B. Elections – 2023 HAC Chair and Vice Chair

Committee members will conduct a vote to approve the appointment of Renee Brouse as the new Chair of the Housing Advisory Committee and nominate candidates for a vote on a new Vice Chair representative.

C. Approve 2023-24 Annual PHA Plan & MTW Supplement

Staff will review the drafted Annual PHA Plan and included MTW activities. At this meeting, HAC members can share feedback about the drafted Annual PHA Plan and MTW Supplement. Any feedback submitted will be recorded and included in the MTW submission to HUD. A short flyer about the proposed MTW activities is attached. The full document can be found at <https://www.washingtoncountyor.gov/housing/plans-policies-reports>.

VI. ONGOING BUSINESS

A. 2023/2024 Housing Services Department Budget Planning

The Washington County Department of Housing Services / Housing Authority of Washington County (HAWC) is preparing our budget priorities for the 2023-2024 year (our financial year runs from July 1, 2023 to June 30, 2024). As part of this process, we are gathering feedback from our community about the work we do and where to focus next year.

Our conversations are centering around three big questions:

- 1) What solutions to address housing and homelessness are most important to you and our community?
- 2) What does it mean to you to advance equity with our budget commitments?
- 3) What are unmet and/or ongoing needs you see in our community?

We are looking for your feedback on these questions. We know that there is a significant amount of need in our community, and that the reality of funding and staffing sometimes means we can’t do as much as we would like. Our work often centers on long-term commitments and goals of consistent improvement and progress. With all of that in mind, it is important that we hear from our community about how we do our work and where we should explore priorities.



VII. NEW BUSINESS

A. Washington County Volunteer Appreciation Celebration

2023 Volunteer Appreciation

Please join us as we celebrate
our amazing volunteers!

April 13, 5:30 - 7:30 p.m.
Wingspan Event & Conference Center

free parking in south lot on Veterans Drive
RSVP by Wednesday April 5!

WHAT: Annual Volunteer Appreciation Celebration

- Food, entertainment, gift basket raffle
- Greetings from County leaders

WHEN: Thursday, April 13, 5:30 p.m.—7:30 p.m.

- Welcome and introductions begin at 6:00 p.m.

WHERE: Wingspan Event & Conference Center, 801 NE 34th, Hillsboro

- Free parking in the South lot off NE Veterans Drive (parking lot accessed from NE 34th is not free!)

WHO: All active Washington County volunteers

- Reserve your spot by Wednesday, April 5 at www.eventbrite.com/e/volunteer-celebration-tickets-536244340257



VIII. DEPARTMENT UPDATES

A. Homeless Programs Updates

Shelter Capital Funding Awards

On March 7th, the Board of County Commissioners approved the funding of seven shelter locations with approximately \$10 million in capital funding from the Supportive Housing Services. The award will fund maintenance and renovation needs at existing shelter locations, as well as create new shelter capacity through rehabilitation of existing sites and acquisition and redevelopment of new sites. In total, this Shelter Capital Fund Award is projected to fund the preservation and development of 317 to 347 units/beds.

Shelter Capacity maintained

- **Centro Cultural, Casa Amparo with 20 units:** Provides motel style shelter with culturally specific services aimed towards families and the Latine community. Construction imminent.
- **Salvation Army, Veterans & Family Center Beaverton with 22 units:** Provides individual room shelter for veterans. Construction imminent.

New Shelter Capacity

- **City of Beaverton with 60-70 beds:** recently purchased by the City of Beaverton; renovations funded will ensure the space provides low-barrier shared space shelter to adults experiencing homelessness. Opening anticipated summer 2024.
- **Open Door with 30 units:** acquisition funded to provide alternative shelter (i.e. “pod village” or “Conestoga hut” style) for adults. Acquisition anticipated immediately.
- **Family Promise of Tualatin Valley with 70 units:** acquisition funded to provide motel style shelter to adults, medically fragile individuals, and families. Acquisition anticipated immediately.
- **City of Hillsboro with 40 beds and 35 pod village units:** new construction funded will ready the space to provide shelter to adults experiencing homelessness using a shared space indoor model and additional capacity provided through pod village style structures. Opening anticipated summer 2024.
- **Just Compassion with 40-60 beds:** new construction funded will ready the space to provide shelter to adults experiencing homelessness using a shared space model. Opening anticipated summer 2024.

Service provider capacity building and technical assistance NOFA released

As the Homeless Services Division undergoes unprecedented growth in programs and funding capacity, our partner agencies are experiencing common challenges associated with organizational growth to keep pace. As such, the Division has released a Notice of Funding Opportunity (NOFO) available to partner agencies who contract with the County to provide homeless and supportive housing programs, to support their organizational growth.

- Phase I: partners will apply for **up to \$30,000** in funds to hire a consultant and conduct a thorough organizational assessment which will include identifying capacity-building projects necessary to support their growth and development.
- Phase II (July): Partners may apply for **up to \$200,000** in grant funds to support identified capacity-building projects. Identified projects must directly correlate with the findings of the organizational assessment in Phase I.



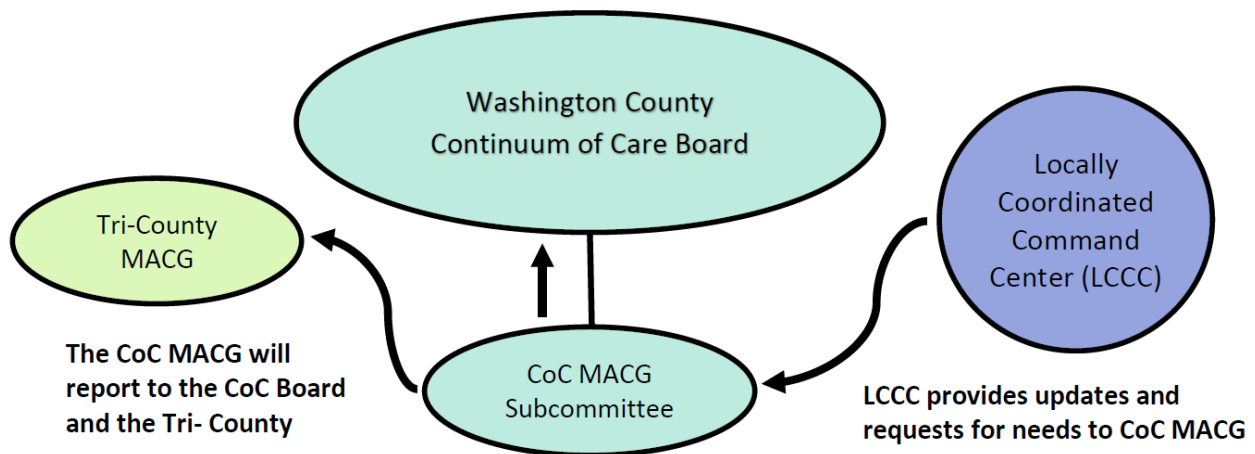
The goal is to support all organizations to be able to access this new grant funding in support of playful organization growth and long-term sustainability.

Governor’s Executive Orders

On January 10th 2023, Gov. Tina Kotek signed an executive order declaring a state of emergency in 5 Continuum of Care(CoC) Regions in Oregon due to homelessness. Each of the 5 CoC Regions identified in the order were asked to establish a Multi-Agency Coordinating(MAC) group to define how funds appropriated under the order would be used to address unsheltered homelessness. Washington County and several City and Service Providers agencies came together to establish our CoC’s plan. While balancing the long-term needs of our system with the short-term nature of the emergency declaration, Washington County’s specific goals for this effort to augment our overall system development will be:

- 600 Households assisted with Homeless Prevention Assistance – these funds will be distributed by Community Action, under the State of Oregon’s current methodology
- 60 Emergency Shelter beds created through site prep and pod placement at 2 sites (30 pods each)
- 125 Temporary winter shelter beds scheduled to close 5/1/23 extended through the summer
- 50 Unsheltered Households Assisted with Rapid Rehousing/Rapid Resolution Assistance in coordination with Street outreach
- 120 Unsheltered Households Housed through a flexible, person centered housing focused street outreach approach that includes a combination of diversion, reunification, rapid rehousing, and permanent supportive housing options in coordination with Local Coordinated Command Centers

These efforts will be organized in the prescribed MAC G system as outlined below:



This structure is designed to ensure both focused actions to specifically address unsheltered homelessness and alignment with the larger system planning and scaling already underway through both the system expansion ushered in with the SHS investments and our ongoing One Governance work.

One Homeless Services System

The One Homeless Services System work continues to move forward. The next steps currently under way are to identify specific areas of work, approvals, and advisory needs for the department and review feedback from the broader network of participants regarding what is working well in the current system to begin the



work of fleshing out the proposed structure and identifying key items to include in charter documents. The survey used to collect information is live now and [accessible here](#).

Time Place Manner policy development

Staff continue to develop a Time Place and Manner draft policy as directed by the Board of County Commissioners at a January work session. House Bill 3115 passed by the Oregon Legislature in 2022. Effective June 30, 2023, city and county jurisdictions must ensure that all ordinances regulating camping on public property must be reasonably objective and clear as they pertain to time place and manner for people experiencing homelessness. Furthermore, camping on public property must be allowed to some extent as if no shelter alternative is readily available. A policy draft will be presented to the Board for their consideration and further direction on April 4th.

PSH Program opening at former Aloha Inn

Community partners will imminently open the first 100% PSH program in Washington County, funded with new voter approved revenue from the Affordable Housing Bond and the Supportive Housing Services Levy. The building will support 54 households (individuals and couples) in studio units with 24/7 staffing and wrap around services. Approximately 10 residents have already been approved and are awaiting their move in date! The building will be managed with coordinated PSH services provided by CPAH, Bienestar and Sequoia Mental Health, and property management provided by Cascade Management. A renaming process is underway with the service providers, new residents and surrounding community, conducted by a local artist. The new name will be revealed at the grand opening event in April.

Homeless Services Division Program outcomes, capacity, and reports

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

Housing Case Management Services – Permanent Supportive Housing – As of 3/10/23	
Enrolled in PSH program, working with a case manager	1,179 households
HCSMS Housing Placements	701 households
Shelter Plus Care Program Placements	180 households
Households enrolled and seeking housing with an RLRA voucher	163 households
Eligible and waiting for PSH program	623 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	
Enrolled in RRH program, working with a case manager	300 households
SHS RRH housing placements	103 household
CoC RRH Placements	92 Households
Eligible and waiting for RRH program	835 households

Federal Funding, Reporting, and Activities

Under the FY2021 CoC Program, HUD awarded a grant of \$4,055,487 to provide rent assistance, services, and administration funding for programs this term. On 8/1/2022, HUD announced the [FY2022 CoC Program](#) Notice of Funding Opportunity to apply for competitive funds for the next grant term. Housing Services, the CoC Collaborative Applicant, submitted the Consolidated application and coordinating the project application competition in response to the [FY2022 CoC Program Request for Proposals](#). The application was submitted to HUD on 9/28/2022 and we are currently waiting to hear the outcome of that application process.

2023 HUD NOFO – Registration has opened for the FY 2023 CoC Program Competition. While we wait to hear the results of the 2022 NOFO process, planning for 2023 NOFO process is underway. We will be working with the same consultant that helped complete the 2022 NOFO to guide our CoC Board through a review of the Rating and Ranking criteria that guides our funding allocation process.

Homeless Services Reporting

A critical aspect of the HEARTH Act, is a focus on viewing the local homeless response as a coordinated system of homeless assistance options as opposed to homeless assistance programs and funding sources that operate independently in a community. To facilitate this perspective the Act requires communities to measure their performance as a coordinated system, in addition to analyzing performance by specific projects or project types.

The System Performance Measures include performance outcomes for all projects included in the Housing Inventory Chart and are presented to our CoC and CoC Board prior to submission to HUD. The 2022 System performance measures were reviewed by the CoC Board and submitted to HUD on 2/25/2023 are available on our [website](#) for public viewing.

Upcoming reports:

- Annual Homeless Services Work Plan – April 2023
- Point in Time Count & Housing Inventory Count – Due May, 2023
- SHS Quarter 3 report – Due May 15, 2023



B. Development Updates

On February 7, 2023, the Washington County Board of Commissioners approved the final allocation of Washington County's eligible share of \$118 million in Metro Housing Bond funds. The Metro Housing Bond has been the key public resource supporting affordable housing development in Washington County, with 11 projects receiving committed funding to support over 875 units of new housing.

The Department of Housing Services development team has started planning efforts on additional future funding options and planned projects to continue the pipeline of affordable housing in Washington County. There are several planned projects in the development pipeline, and those projects could utilize a combination of several funding sources. The Housing Advisory Committee (HAC) will consider a presentation by Washington County Housing Development Manager, Andrew Crampton, on potential funding sources and potential pipeline projects in Washington County.

These funding options include utilizing the HAWC Local Development Fund to acquire sites in anticipation of expected additional state resources from the Governor's biannual budget allocation request package, Metro Site Acquisition Funds, OHCS 4% Acquisition/Rehab and Preservation funds, and land banking by acquiring sites utilizing PSH Capital funds for temporary houseless services uses with a plan for future permanent affordable housing development.

Utilizing these funding opportunities, Housing staff estimate there are approximately seven potential pipeline projects that would provide approximately 557 regulated affordable housing units in Washington County that could close on development within the next two to three years.

C. Additional Department Updates

1. Rental Assistance

General Updates:

In February, the lobby continues to get updated and smooth out as we finalize our transition. Language Access forms have been posted along with the mounting of the iSpeak cards to ensure that the public can be served in the language needed. As part of the Tiered Rent study for the MTW implementation, the department will be working with IFC to perform Quality Control audits specifically on the Tiered Rent Calculations. Early meetings for implementation have been set up. The PHA plan and MTW supplement is currently out for public comment before board approval and submission to HUD. The HCV Administration Plan revisions will be posted for public comment by early March.



Voucher Utilization

Vouchers and Awards Leased Up											
HUD Programs											
	HUD Regular Vouchers (ACC)										
	HCV			VASH			FYI			All Actual UML	
	ACC	#	%	ACC	#	%	ACC	#	%	#	%
Dec-22	2,732	2,552	94.00%	247	161	65.59%	7	7	100.00%	2,737	91.66%
Jan-23	2,732	2,562	93.78%▼	247	167	67.61%▲	7	7	100.00%	2,736	91.63%▼
Feb-23	2,732	2,565	93.89%▲	247	171	69.23%▲	7	6	85.71%▲	2,742	91.83%▲
Grand Total	5,464	5,127	93.83%	494	338	68.42%	14	13	92.86%	5,478	91.73%

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

Vouchers and Awards Leased Up													
HUD Programs							Regional Programs						
	HUD Special Vouchers						SHS/RLRA						
	Mainstream			EHV			RLRA			SHS/RRH			
	ACC	#	%	ACC	#	%	Allocated Units	#	%	Allocated Units	#	%	
Dec-22	208	148	72.12%	89	77	85.39%	800	579	75.88%	400	65	16.50%	
Jan-23	208	147	70.67%▼	89	77	86.52%▲	800	617	77.13%▲	400	78	19.50%▲	
Feb-23	208	144	69.23%▲	89	76	85.39%▲	800	669	83.63%▲	400	91	22.75%▲	
Grand Total	416	291	69.95%	178	153	85.96%	1,600	1,286	80.38%	800	169	21.13%	

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



New Admission Demographics

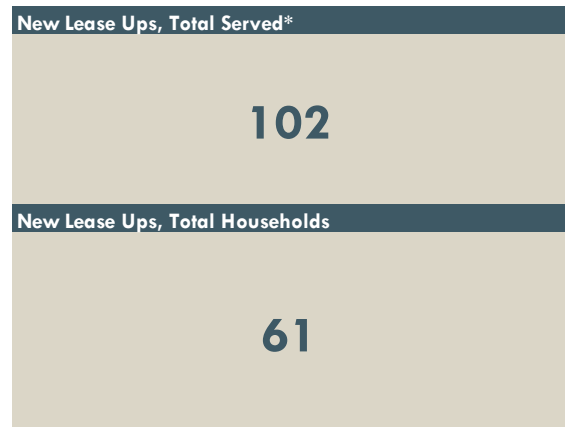
February 2023

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

New Lease Up Participants by Race		
Race	Count	%
American Indian	4	4%
Asian	2	2%
Black	9	9%
Missing race	5	5%
Multiple	3	3%
Pacific Islander	0	0%
White	79	77%
Grand Total	102	100%

New Lease Up Participants by Ethnicity		
Ethnicity	Count	%
Hispanic or Latina/o/e	24	24%
Not Hispanic or Latina/o/e	75	74%
x-missing ethnicity	3	3%
Total	102	100%

New Lease Up Participants by Race and Ethnicity, Combined		
Hispanic or Latina/o/e	Count	%
American Indian	1	1%
Black	1	1%
Missing Race	2	2%
Multiple	1	1%
White	19	19%
Not Hispanic or Latina/o/e	Count	%
American Indian	3	3%
Asian	2	2%
Black	8	8%
Missing Race	3	3%
Multiple	2	2%
Pacific Islander	0	0%
White	60	59%
Grand Total	102	100%



*All household members



Family Self Sufficiency

Participating Households	
Housing Choice Vouchers	54
Public Housing	11
VASH	1
Mainstream	2
Total Participating Households	68

Escrow Balances	
Households with Escrow Balance >\$0	34 (50%)
Total Escrow Balance	\$280,587
Highest Escrow Balance	\$38,426
Average Escrow Balance	\$4,066

Monthly Escrow	
Households Accumulating Monthly Escrow	24 (35%)
Total Monthly Escrow	\$13,850
Highest Monthly Escrow	\$1,169
Average Monthly Escrow	\$201

Average Increase in Annual Earned Income	
Households showing increase in Annual Earned Income	29 (43%)
Total Increase in Annual Earned Income	\$688,713
Highest Increase in Annual Earned Income	\$63,645
Average Increase in Annual Earned Income	\$9,981

2. Public Housing & Affordable Housing

Public Housing

Program	Units	Occupancy Rates			
		Nov - 22	Dec - 22	Jan - 23	Feb - 23
Public Housing	244	99.5%	98.7%	98.7%	99.2%

Average Vacancy Days

HAWC closed February with an occupancy rate of 99.2%. One unit was leased in February bringing the YTD vacancy period to 56 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 January, the average maintenance response time for emergency and routine work orders was:

Work Order Performance				Waitlist			
Feb - 23							
Emergency W/O	Avg. Time	Routine W/O	Avg . Time	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
7	3.2 hours	174	17.9 days	691	199	25	21

Affordable Housing

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

Occupancy Rates	
	Feb - 23
AHP4 (332 units)	68.9%
Bond Portfolio (263 units)	96.6%
Specialty Housing Portfolio (28 units)	96.4%



HAWC Partnership Affordable Projects

Project Name	City	S t .	1 B R	2 B R	3 B R	4 B R	Tot al Uni ts	Year Compl eted
Covey Run	Forest Grove				2 6	1 4	40	2001
Gateway Commons	Hillsboro		1 8	5 1	4 4		11 3	2004
Quatama Crossing	Beaverton		2 2 2	4 2 3	6 6		71 1	2006
The Orchards at Orenco Station	Hillsboro		4 0	1 7			57	2015
The Orchards at Orenco II Station	Hillsboro		4 4	1 4			58	2016
The Orchards at Orenco III Station	Hillsboro			3 3	1 9		52	2018
Sunset View Apartments	Beaverton		8 8	1 1 2	3 6		23 6	2016
The Fields	Tigard		1 2 8	1 0 4	3 2		26 4	2020
Willow Creek Crossing	Hillsboro	3 8	7 1	1 1			12 0	2020
TOTAL	-	3 8	6 1 1	7 6 5	1 9 7	1 4	1,6 51	

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

The inclement weather event in late February had a minor impact on progress at the three jobsites.

Bonita Villa: Building A was completed, and residents have been moved back. Demo has begun on Building C.

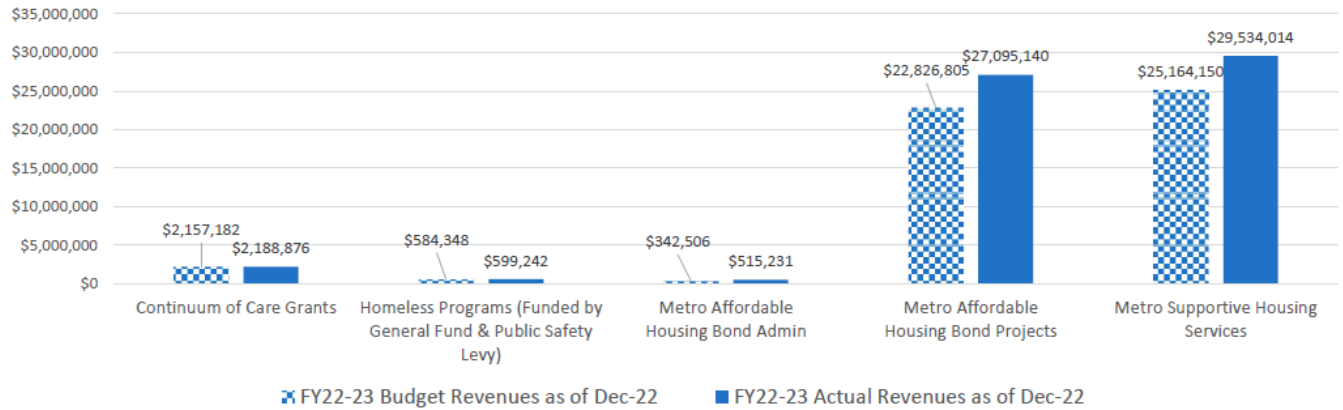
Aloha Park: Cabinets, flooring, plumbing finish and exterior siding was completed on Building 6. Work also began on Building 5.

The Ridge at Bull Mountain: Work is in progress on Buildings E, F, G and H.

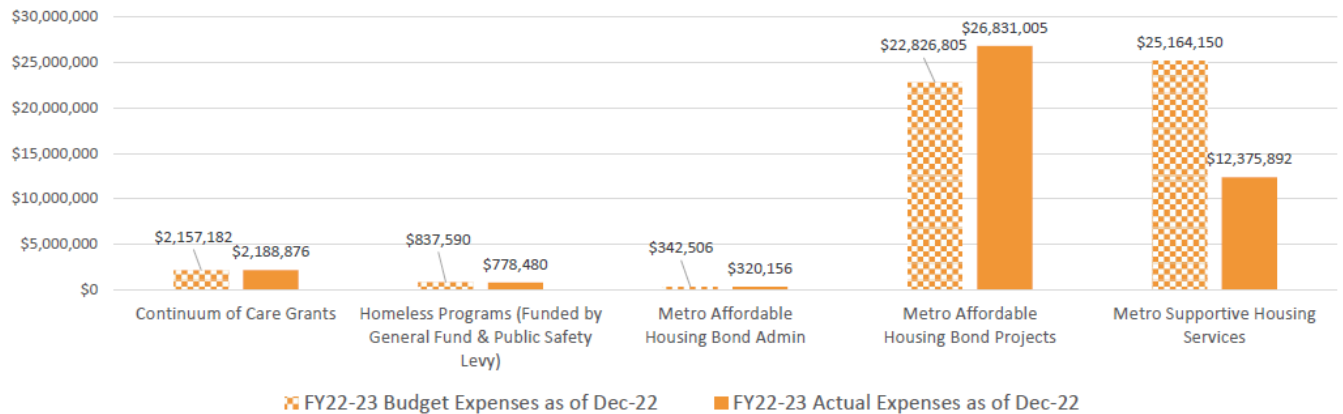


3. Finance

Department of Housing Services Program Revenue Budget vs. Actual



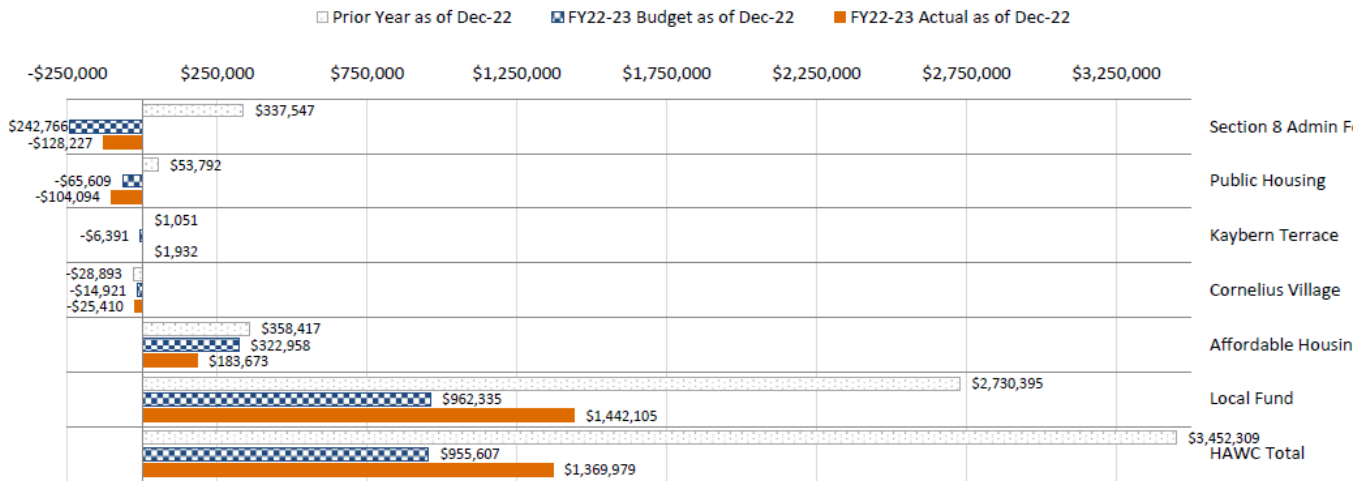
Department of Housing Services Program Expenditure Budget vs. Actual





WASHINGTON COUNTY OREGON

Housing Authority of Washington County Program Net Income (Loss) from Operations



For December FYTD, net income from Housing Authority operations of \$1,369,979 was favorable to budget by \$414,372 and favorable to the prior year by \$2,082,330.

Section 8 Admin This program had net loss of \$128,277 which was \$114,539 favorable to budget, the favorable variance from the budget is due to payroll saving from vacant positions. This program is anticipated to have a budget deficit, which will be covered by the administrative reserve. The budget deficit is primarily due to the HUD administrative fee funding structure, management has been assessing the program workflow, streamlining processes, managing operating costs.

Public Housing had net loss of \$104,094 which was \$38,485 unfavorable to budget. The unfavorable variance is due higher operating expenses. This program is anticipated to have a budget deficit due to HUD's formula funding , budget deficit will be covered by the operating reserve.

Kaybern Terrace had net income of \$1,932 which was \$8,323 favorable to budget. The variance is due to lower operating expenses.

Cornelius Village had net loss of \$25,410 which was \$10,489 unfavorable to budget. This property is projected to have a operating loss due to lower rental income and an annual morgage payment of \$105K, management is working on a revenue mangemnet plan to increase rental income with minimun impact to tenants.

Affordable Housing had net income of \$183,673 which was \$139,285 unfavorable to budget. The unfavorable variance is due to higher operating expenses.

Local Fund had net income of \$1,442,105, favorable to budget by \$479,770, the variance is due to lower operating expenses.