



Future Housing Pipeline Strategy Housing Advisory Council Presentation

March 23, 2023

Department of Housing Services

co.washington.or.us



Planning a Future Housing Pipeline

Agenda

- Policy Context
- Potential Funding Sources
- Potential Projects



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Governor's Declaration on Housing

Build more housing

To reduce homelessness and make housing more affordable in our state, we must build more housing and preserve the affordable housing that we have. Addressing the current shortage and keeping pace with current need would require the production of 361,781 over the next ten years, or 36,000 a year. That's an 80% increase over current construction trends.

Annual housing production currently:

20,000

New annual production target:

36,000



- Executive Order 23-04 establishes a statewide housing goal and housing production advisory council. Also being established is Housing Production and Accountability Office (HPAO).
- The Governor's proposed early investment package of \$130 million to prevent 8,750 households from becoming homeless statewide; Add 600 low-barrier shelter beds; Rehouse at least 1,200 unsheltered households
- Governor's Budget requests **\$770 million** in general obligation bonds to build new affordable housing, **\$130 million** for PSH production and assistance, and **\$118 million** in lottery and general funds for preservation of existing multifamily and manufactured housing



Support Development Partners

Viewfinder, 81 units in Tigard were developed in partnership with Community Development Partners. HAWC will continue to partner on future projects with the development community



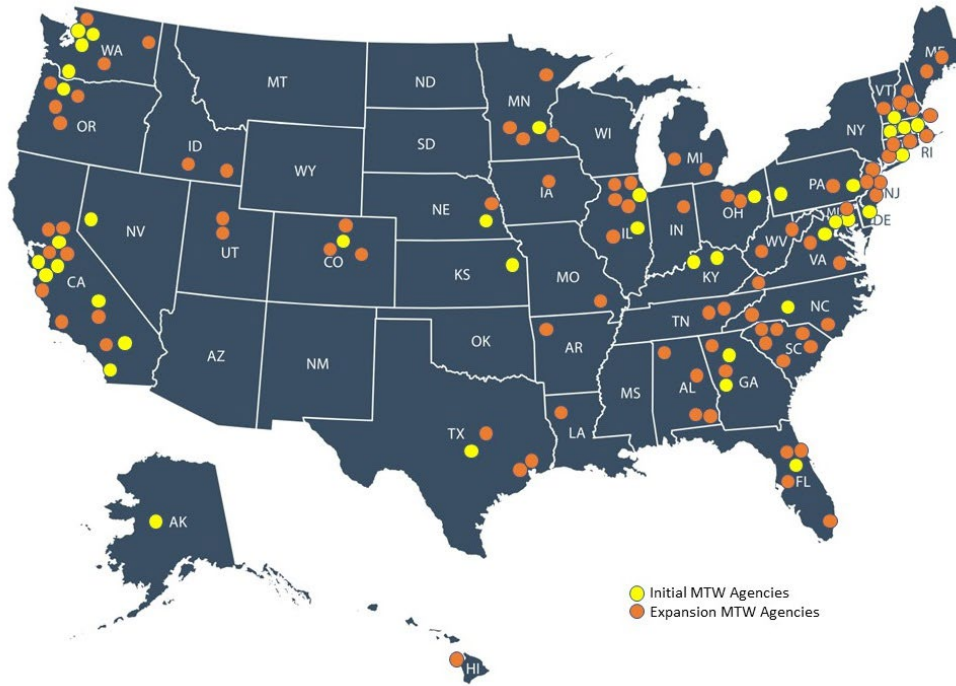


Site Acquisition Model

- Work with experienced brokers to find sites on the open market
 - ✗ Competitive, Efficient Market
 - ✚ Leverage Super siting power of SB 8 for Public Partnerships
 - ✚ Office Market Corrections
- Consider apartment acquisition strategy
 - ✚ Structured acquisition at occupancy
 - ✚ Cost efficient modes- \$300,000 per unit verses \$550,000 new construction
 - ✗ Doesn't increase housing stock
- Public Partnerships Opportunities
 - ✚ California Teacher Act Model
 - ✚ Emulate CPAH and THPRD Success with Cedar Grove



Federal Funding Opportunities



Leverage MTW Agency Status



Pursue federal grant funding



Link between public health and housing



Non-LIHTC Funding Opportunities



82 units in Aloha developed by non-profit BRIDGE Housing with County as pass-through funder

- LIHTC is an effective, but not sufficient to address housing need.
 - OHCS funded 3,750 units in 2022, which is a record, but Governor declaration is 18,000 regulated affordable production per year
- Housing shortage is regional problem that requires regional funding solutions
- County has demonstrated pass through funding success
- Consider best practices nationally for non-LIHTC funding including revenue bonds for mixed-income projects



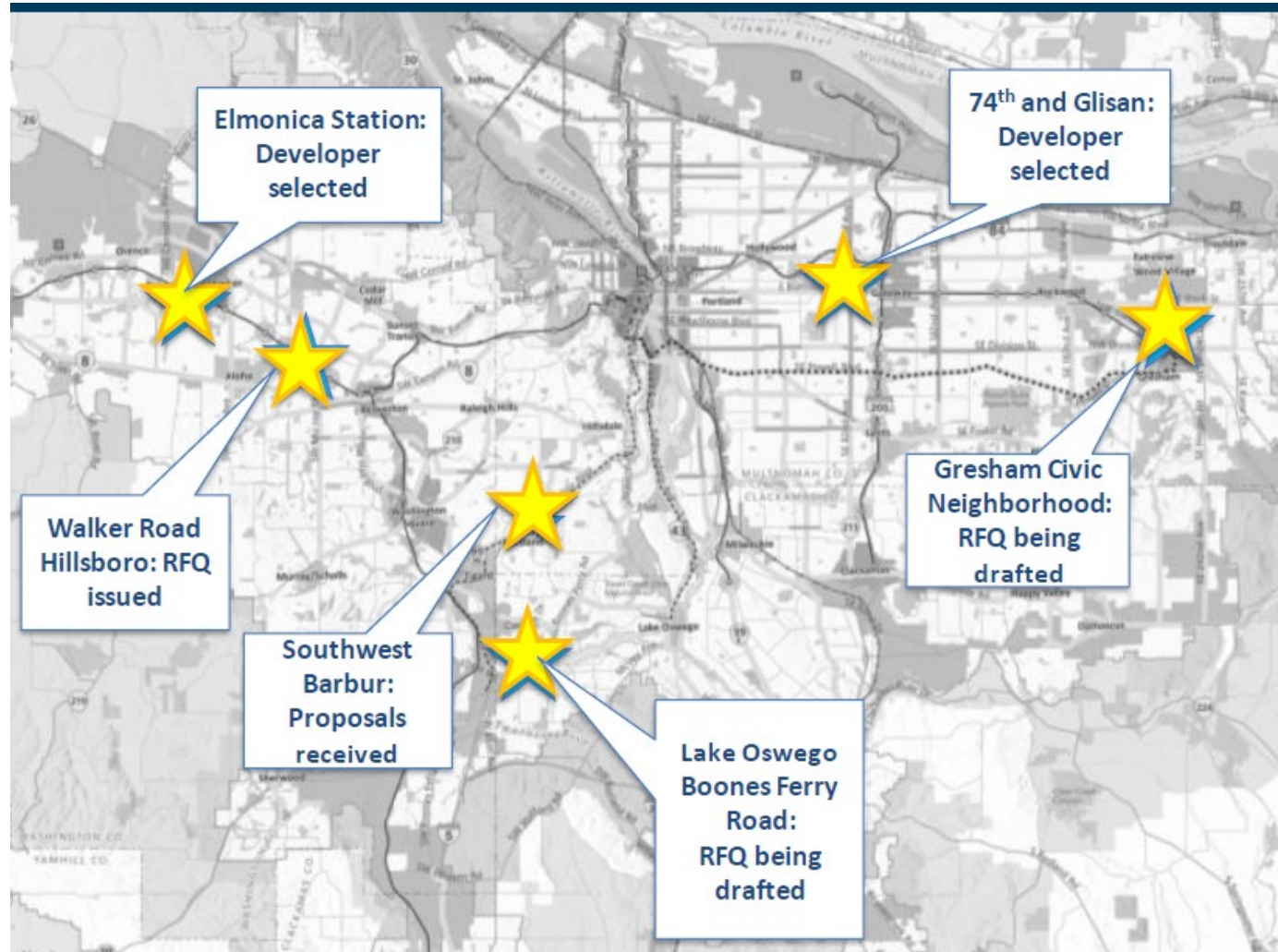
Metro Site Acquisition Fund

Proposed Metro Site Acquisition Program Regional Investment Distribution

	Unit Targets			Local Eligible Share	Metro Regional Site Acquisition Funds	Planned Projects
	Total	30% AMI	Family-Sized			
Beaverton	218	89	109	\$31,140,595	\$3,460,066	1
Clackamas County	812	333	406	\$116,188,094	\$12,909,788	1
Gresham	187	77	93	\$26,756,995	\$2,972,999	1
Hillsboro	284	117	142	\$40,657,081	\$4,517,453	1
Home Forward*	111	46	55	\$15,879,123	\$1,764,347	1
Portland	1,475	605	737	\$211,056,579	\$23,450,731	2
Washington County*	814	334	407	\$116,465,532	\$12,940,615	1-2
Total	3,900	1,600	1,950	\$558,144,000	\$62,016,000	8 to 9



Metro Site Acquisition Fund Progress



→ Future Projects: PCC Rock Creek



Rock Creek Campus Development Plan



- PCC approached HAWC to partner as developer and housing provider for 3-acre development site
- At least 100 units of affordable housing open to the public
- Project as received conditional award of HOME funding, now considering other public funding sources



Future Projects: Temporary and Permanency



- Utilizing the Aloha as a temporary bridge shelter while permanent PSH conversion design, permitting, and construction was an effective model.
- The County is pursuing acquisition of vacant sites to replicate this model for temporary POD villages with permanent housing plans.



Partner Projects



- Dartmouth Crossing is two-phase project in the Tigard Triangle sponsored by REACH CDC
- Phase I is 85-unit project closing late spring. Funded with 4% LIHTC, LIFT, HOME and County HPOF funds.
- Phase II requested Metro Housing Bond 2022 NOFA funding and was second-place finalist. The County is coordinating with REACH on funding options to support the project.

→ Partner Projects



- Casa Amparo (Hope of Refuge) transitional housing program
- Centro is lead developer and property owner
- Supported with County-supportive housing services funding
- Project team is fundraising a capital campaign for additional building renovation work.



Preservation Is Critical Tool





Questions and Discussion





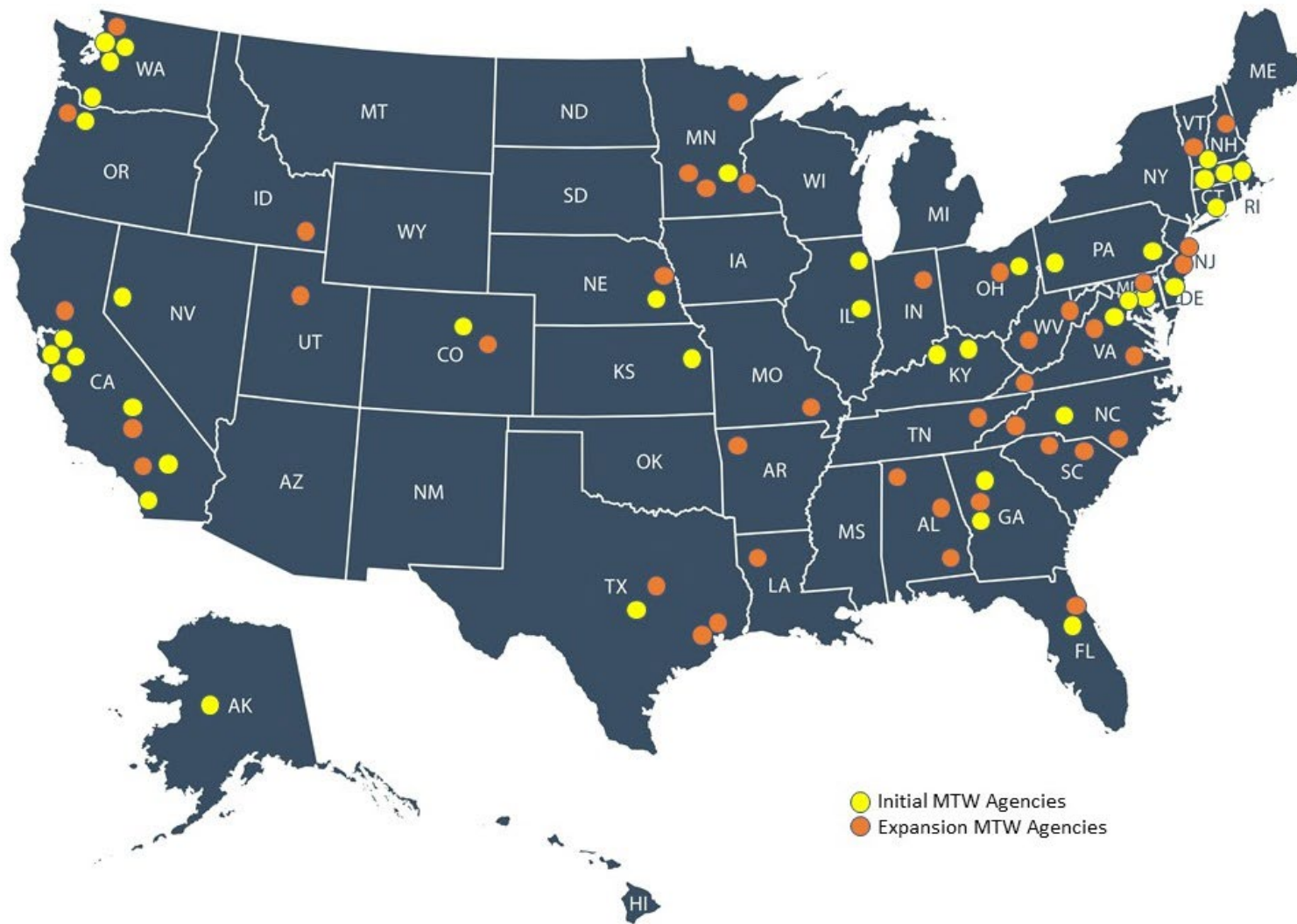
Washington County

Moving to Work



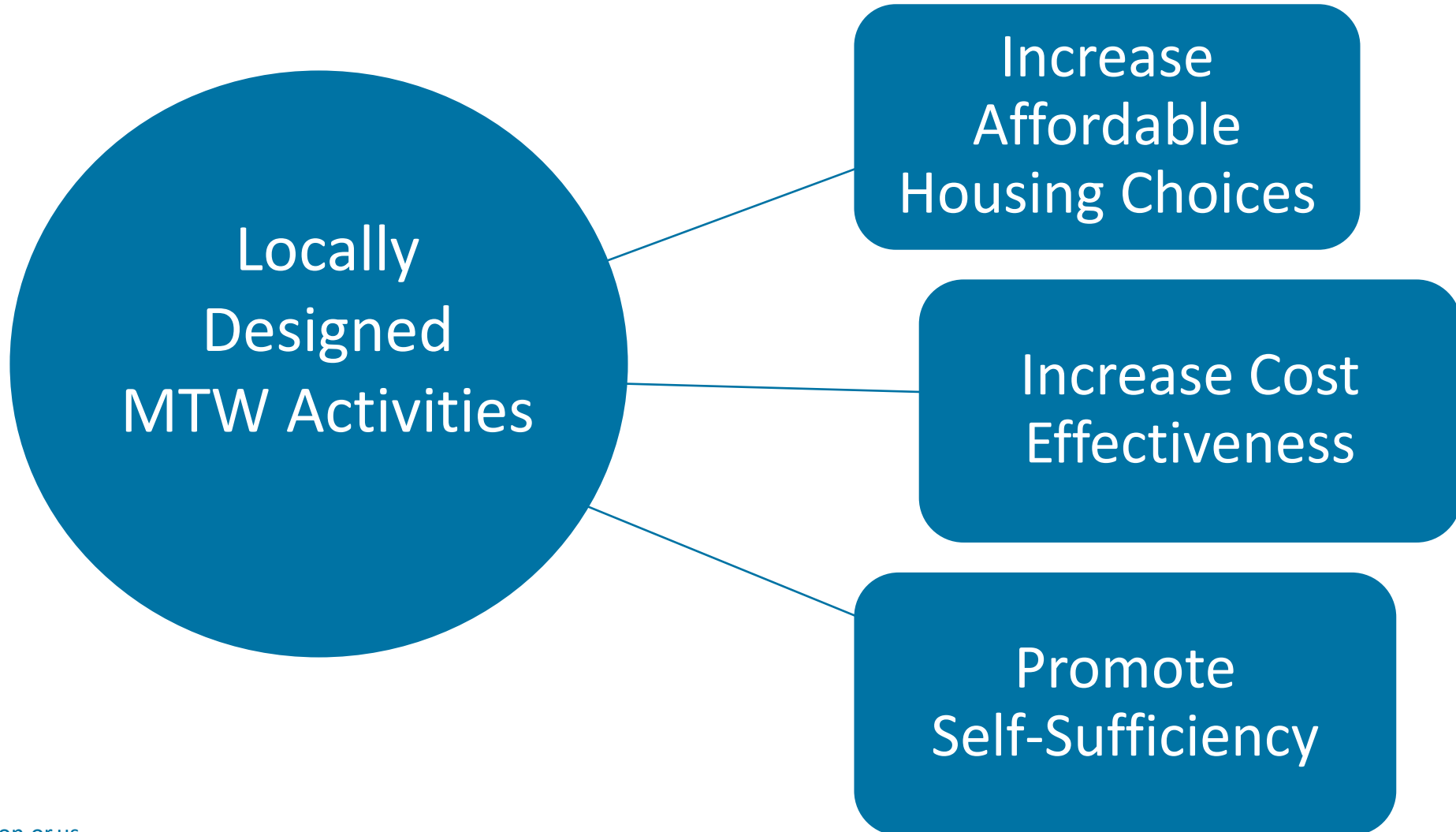


What is MTW?





MTW Statutory Objectives





2023 Timeline



FEBRUARY	MARCH	APRIL
Post online for public review	Preview with Housing Authority Board of Directors Community Stakeholder meetings Residents / Participants meetings Resident Advisory Board meeting HAC recommendation	April 4: HA Board of Directors meeting: Public Hearing Board Approval April 14: Submission to HUD



2022 MTW Activities



1. Tiered Rent Program
2. Rent Simplification Initiatives
3. Triennial Reviews for Seniors & People with Disabilities
4. HQS Inspection Processes
5. Local Project-Based Voucher Program
6. Voucher Set-Aside Programs
7. Strategic Waitlists



Tiered Rent Program



Goals: simplified rent calculation + time for increased income

- Rents are based on a simple to read table that uses unadjusted income
- Hardship protections for large families or those with childcare expenses
- Households will only have regular reviews every three years
- Households will not have to report increases in income between regular reviews

Tier	Income Minimum	Income Maximum	Monthly Rent
1	\$0	\$2,499	\$50
2	\$2,500	\$4,999	\$87
3	\$5,000	\$7,499	\$146
4	\$7,500	\$9,999	\$204
5	\$10,000	\$12,499	\$262
6	\$12,500	\$14,999	\$321
7	\$15,000	\$17,499	\$379
8	\$17,500	\$19,999	\$437
9	\$20,000	\$22,499	\$496
10	\$22,500	\$24,999	\$554
11	\$25,000	\$27,499	\$612
12	\$27,500	\$29,999	\$671
13	\$30,000	\$32,499	\$729
14	\$32,500	\$34,999	\$787
15	\$35,000	\$37,499	\$846



Proposed MTW Activities



1. Simplified Utility Allowance Schedule
2. Payment Standards
3. Local Homeownership Program



Simplified Utility Allowances



Goals: simplified calculation + transparency

- Finalizing analysis now to minimize household and agency impacts

Utility Allowance Schedule U.S. Department of Housing and Urban Development OMB Approval No. 25577-0169 exp 7/31/2022

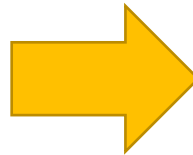
See Public Reporting and Instructions on back. The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality: **Washington County Housing Authority, OR** Unit Type: **Multi-Family (Apartment/Semi-Detached/Duplex)** Date (mm/dd/yyyy):

Utility or Service:	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating							
a. Natural Gas	\$16.00	\$21.00	\$24.00	\$29.00	\$32.00	\$35.00	
b. Bottle Gas/Propane	\$74.00	\$98.00	\$112.00	\$130.00	\$149.00	\$163.00	
c. Electric (avg)	\$9.00	\$12.00	\$14.00	\$19.00	\$23.00	\$28.00	
d. Electric Heat Pump (avg)	\$8.00	\$11.00	\$12.00	\$15.00	\$17.00	\$18.00	
e. Oil	\$35.00	\$47.00	\$56.00	\$65.00	\$74.00	\$83.00	
f. Wood	\$8.00	\$10.00	\$12.00	\$16.00	\$20.00	\$24.00	
Cooking							
a. Natural Gas	\$2.00	\$3.00	\$3.00	\$6.00	\$7.00	\$9.00	
b. Bottle Gas/Propane	\$11.00	\$14.00	\$14.00	\$23.00	\$33.00	\$42.00	
c. Electric (avg)	\$3.00	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	
Other Electric & Cooling							
Other Electric (Lights & Appliances)(avg)	\$11.00	\$14.00	\$17.00	\$24.00	\$30.00	\$37.00	
Air Conditioning (avg)	\$2.00	\$2.00	\$2.00	\$3.00	\$3.00	\$4.00	
Water Heating							
a. Natural Gas	\$5.00	\$7.00	\$9.00	\$12.00	\$15.00	\$20.00	
b. Bottle Gas/Propane	\$25.00	\$33.00	\$42.00	\$56.00	\$70.00	\$93.00	
c. Electric (avg)	\$7.00	\$9.00	\$11.00	\$14.00	\$17.00	\$20.00	
d. Oil	\$11.00	\$15.00	\$18.00	\$27.00	\$35.00	\$44.00	
Water, Sewer, Trash Collection							
Water	See Attached Water, Sewer & Trash Collection Schedule						
Sewer	See Attached Water, Sewer & Trash Collection Schedule						
Trash Collection	See Attached Water, Sewer & Trash Collection Schedule						
Tenant-supplied Appliances							
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Other-specify: Monthly Charges							
Electric Charge \$18.38 (avg)	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	
Natural Gas Charge \$8.36	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00	
Actual Family Allowances							
To be used by the family to compute allowance. Complete below for the actual unit rented.							
Heating							
Cooking							
(Sherwood) Trash	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00	
Water	\$72.00	\$73.00	\$84.00	\$98.00	\$111.00	\$125.00	
City of Tiard Sewer	\$72.00	\$73.00	\$77.00	\$82.00	\$87.00	\$91.00	

**HOUSING AUTHORITY, OR
id Trash Collection
Utility Allowances**

Monthly Dollar Allowances					
	1 BR	2 BR	3 BR	4 BR	5 BR
00	\$41.00	\$45.00	\$48.00	\$52.00	\$56.00
00	\$45.00	\$56.00	\$68.00	\$79.00	\$90.00
00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
00	\$90.00	\$105.00	\$120.00	\$135.00	\$150.00
00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
00	\$50.00	\$59.00	\$67.00	\$75.00	\$84.00
00	\$44.00	\$48.00	\$53.00	\$57.00	\$61.00
00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00
00	\$66.00	\$73.00	\$81.00	\$91.00	\$101.00
00	\$52.00	\$56.00	\$60.00	\$64.00	\$69.00
00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00
00	\$44.00	\$47.00	\$50.00	\$55.00	\$61.00
00	\$46.00	\$50.00	\$55.00	\$59.00	\$63.00
00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
00	\$52.00	\$67.00	\$81.00	\$96.00	\$111.00
00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
00	\$43.00	\$49.00	\$56.00	\$66.00	\$75.00
00	\$53.00	\$58.00	\$62.00	\$66.00	\$71.00
00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00
00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
00	\$74.00	\$84.00	\$94.00	\$104.00	\$114.00
00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
00	\$34.00	\$35.00	\$36.00	\$37.00	\$38.00
00	\$59.00	\$63.00	\$68.00	\$72.00	\$76.00



Tenant pays:	SRO	0-BR	1-BR	2-BR	3-BR	4-BR
Heat/Electric	\$xx	\$xx	\$xx	\$xx	\$xx	\$xx
Water/Sewer/Garbage	\$xx	\$xx	\$xx	\$xx	\$xx	\$xx



Payment Standards



Goals: cost savings + local market responsiveness

Payment Standards: The maximum monthly assistance payment for a family assisted in the voucher program (before deducting the total tenant payment by the family)

HAWC will create and apply two different voucher payment standards:

- **Market Rate Voucher Payment Standard** will generally apply to units in the private rental market. These payment standards will be set between 100% and 110% of area Fair Market Rents.
- **Affordable Housing Voucher Payment Standards** will generally apply to units with a nonprofit or tax credit status. These payment standards will be set between 90% and 100% of area Fair Market Rents.



Local Homeownership Program



Goals: improved support for homeownership

Current Homeownership Program (HOP)

- Allows Housing Choice Voucher (HCV) program families to use their voucher to buy a home and receive monthly assistance for homeownership expenses
- HOP participants do not show increases in income or self-sufficiency through program, typically reaching the end of the 15- or 20-year assistance limit without “graduated” income
- The HOP program currently serves 6 participants, averaging one new participant every 2-3 years
- HOP participants end assistance with a significant amount of home equity, accrued in part through the monthly assistance payments. HCV participants end assistance with no equity.

	Avg monthly pmt	Avg assistance time	Avg total assistance
HOP participants	\$1,626 (+ 55%)	16.6 years	\$323,900
HCV participants	\$1,049	9.4 years	\$118,300



Local Homeownership Program



Goals: improved support for homeownership

Proposed Local Homeownership Program

- Expanded eligibility to include and more equitably serve households who have succeeded in increasing their income to levels that qualify for appropriate mortgages.
- Partnership with local organizations that are experts in facilitating homeownership for low-income households.
- Changes in household participation requirements, to focus on programs and education that leads to successful homeownership.
- One-time down payment assistance grant that can serve to reduce 15- or 30-year interest rates and possibly eliminate the requirement for Private Mortgage Insurance, creating long term savings for the household.



Next Steps



- Continue to collect public comment through March
- Community Stakeholder and Resident/Participant meetings
- Resident Advisory Board and Housing Advisory Committee meetings
- April 4th Housing Authority Board of Directors meeting
 - Public Hearing
 - Request for Board Approval