



HOUSING **A**DVISORY **C**OMMITTEE



**Thursday, May 27, 2021
9:00 a.m.**

**Housing Authority of
Washington County
Department of Housing Services**



Mission

The Washington County Department of Housing Services provides a continuum of affordable housing options that promote community strength.

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.

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.

Mission, Strategies and Equity Statement are from our 2017-2027 Strategic Plan



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Next Meeting:
June 24, 2021

2021 HAC Schedule
Thursday, January 28
Thursday, February 25
Thursday, March 25
Thursday, April 22
Thursday, May 27 - Budget
Thursday, June 24
Thursday, July 22 – No Meeting
Thursday, August 26
Thursday, September 23
Friday, October 8 or 15 - Retreat
Thursday, November 18
Friday, December 3 or 10 - Luncheon



**HOUSING ADVISORY COMMITTEE
Teleconference**

1-346-248-7799 Zoom Call-in Number

Webinar ID: 820 5677 8280

PW: 733202

May 27, 2021 at 9:00 A.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. April 22, 2021
- III. DISCUSSION - ORAL COMMUNICATIONS and MEMBER UPDATES**
- IV. EXECUTIVE DIRECTOR’S REPORT**
- V. STAFF REPORTS**
 - A. Financial Statements
 - B. Housing Choice Voucher Program
 - C. FSS Programs and Special Projects
 - D. Public Housing
 - E. Affordable Housing/Portfolio Rehab
 - F. Housing Development
 - G. Report on Homelessness
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. RESOLUTIONS/ACTION ITEMS**
- IX. ADJOURNMENT**



I. ROLL CALL

II. ACTION – APPROVAL OF MINUTES

1 – April 22, 2021 meeting minutes

III. DISCUSSION

MEMBER UPDATES

IV. EXECUTIVE DIRECTOR’S REPORT

On May 21, Washington County moved to the “lower risk” category since 65% of Washington County’s population received their first vaccine dose. Staff continue to be in the office at about 60% of normal and wear masks 100% of the time unless they have an office with a door that closes; telework is still encouraged whenever possible; and strict physical distancing is in place. See this link for more information on COVID-19 risk levels <https://coronavirus.oregon.gov/Pages/living-with-covid-19.aspx>. Currently, all housing staff are healthy and free of COVID-19.

Breaking news is that the Housing Authority was chosen to be a Moving To Work (MTW) agency! There is a lot of work to do over the next year to receive full HUD approval for all MTW activities. Staff are already working on the first step which is an amendment to our ACC contract. More to come on this exciting opportunity.

The Metro Supportive Housing Services Local Implementation Plan (LIP) was presented at the May 18 Metro Council meeting. Approval of the SHS IGA (Intergovernmental Agreement) with Metro is the next task and should be completed within the next couple of weeks.

In hiring and staffing news, a Housing Program Coordinator is currently advertised for Melisa Dailey’s position. Ms. Dailey is transitioning to the housing development team. There are also numerous positions, both current and in the future, that will be hired for the new Supportive Housing Services program. Check the County’s jobs website for the most up to date information (<https://www.governmentjobs.com/careers/cowashingtonor>).

Staff continue to work with Building Services to ready our new space at Adam’s Crossing. We are all very excited to have more room and space better suited to the work that we do.

Spring is here and there is hope on the horizon that we can have a “new normal” summer. It will be great to see everyone in person when the times comes!

Komi Kalevor
Director



V. STAFF REPORTS
A. Financial Statement

1. Housing Authority Financial Report to the Housing Advisory Committee
March 2021

<will be distributed at the meeting>



A. Financial Statement
2. Housing Services Financial Report to the Housing Advisory Committee
March 2021

<will be distributed at the meeting>



V. STAFF REPORTS
B. Housing Choice Voucher Program
1. Operational Performance Measures
April 2021

Housing Choice Voucher

a) Wait List: HAWC's waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 639 households on the waitlist for April.

b) Occupancy Rates:
Section 8: April 86% (March 86%)

We had 2,550 vouchers leased up in April (March report – 2,561). Our Annual Contributions Contract (ACC) is 2,977¹ vouchers, so we need to lease up 427 vouchers to reach our authorized capacity.

HAWC issued 42 vouchers in April. There are 94 vouchers outstanding and not under lease.

HCV PROGRAM UPDATE

General Updates:

The HCV program has been informed by HUD that the annual Section Eight Management Assessment Program (SEMAP) has been waived for 2021 due to COVID. This annual performance measure will not be required, but we will still utilize the available processes to do a self-review.

The voucher team continues to issue vouchers off the waiting list and anticipates opening the HCV waitlist by August of 2021. Two new Occupancy Specialists will start on June 1, 2021. We will continue to monitor Washington County's COVID risk category to inform the lobby hours. Providing customer service and safety is a priority.

¹ Although the housing authority has 2,977 vouchers allocated, due to the utilization of funds (see footnote 2 below) HAWC cannot issue this many vouchers.



V. STAFF REPORTS
B. Housing Choice Voucher Program
2. Section 8 Waiting List
April 2021

Wait List Time Based on # of HH Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	299	98	117	27	29	27	4	4	3	1	639
Average Days	1928	2012	2057	2149	2112	2,187	2,187	2,187	2,189	2,187	2,119

Wait List Based on Gender			
Gender	Female	Male	Total
Total	455	184	639

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	6	22	174	7	361	30	39	639

Wait List Based on Ethnicity				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	108	531	0	639

Wait List Based on HH Type					
Type	Disabled	Elderly	Family	Other	Total
	124	55	287	173	639

New waitlist, including clients who applied for the waitlist in May 2015 and were selected for the waitlist via random lottery.



V. STAFF REPORTS
C. FSS Programs and Special Projects

PROJECT-BASED VOUCHERS

The Housing Authority may authorize project-basing a maximum of 20% of its total voucher funding allocation (not total numbers of vouchers) with approval from HUD. As of the end of 2018, the total Project-Based Vouchers (PBV) the Housing Authority could issue is approximately 410. HAWC currently has PBVs allocated to Category I (chronically homeless), Category II (30% or less MFI), “Special Needs” and VASH (for homeless veterans).

Remaining available Project-Based Vouchers, and Project-Based Vouchers that have been awarded but are not yet project-based, continue to be utilized as tenant-based vouchers. Vouchers are project-based as units become available and residents leave the Section 8 tenant-based voucher programs.

Total Contract	Total Leased	Utilization Rate
192	197	99%
Projects Leased	Sum of Leased	Sum of Eligible Units
Alma Gardens	8	8
Alma Gardens VASH	5	5
Barcelona	8	8
Bridge Meadows	8	8
Cedar Grove	8	8
Cornelius Place	11	11
Fir Crest Manor	14	14
Housing Team / SAMHSA	3	3
Orchards	24	24
PLUSS	12	12
Pomeroy Place	14	15
Pomeroy Place VASH	5	5
Red Rock Creek Commons	24	24
Sunset View	24	24
The Knoll	8	8
The Knoll VASH	4	4
Tom Brewer House	12	13
Grand Total	192	194
CPD (Tigard Triangle)	2021?	(8 VASH, 8 Regular) 16
The Mary Ann	2021?	8
Total HAP and AHAP		218

Awarded = Project has been allocated project-based vouchers contingent on satisfying RFP requirements.

Project-Based = Project is ready for occupancy and vouchers are attached to specific project-based voucher housing units in the property.



Family Self Sufficiency (FSS) Program: Participant information 4/1/2021

Participating Households	
Housing Choice Vouchers	56
Public Housing	13
Total Participating Households	69

Escrow Balances	
Households with Escrow Balance >\$0	41 (59%)
Total Escrow Balance	\$352,022
Highest Escrow Balance	\$42,805
Average Escrow Balance	\$5,102

Monthly Escrow	
Households Accumulating Monthly Escrow	23 (33%)
Total Monthly Escrow	\$11,100
Highest Monthly Escrow	\$1,040
Average Monthly Escrow	\$161

Average Increase in Annual Earned Income	
Households showing increase in Annual Earned Income	25 (36%)
Total Increase in Annual Earned Income	\$574,507
Highest Increase in Annual Earned Income	\$60,189
Average Increase in Annual Earned Income	\$8,326

FSS Update:

In April, the Family Self Sufficiency Team focused on participant outreach to promote enrollment in the program. A mass mailing resulted in over 70 households joining the program interest list. These families were invited to a briefing in late April. Thirty-Eight (38) families registered for this information session, twenty-one (21) households attended, and five (5) attendees submitted applications to the FSS program. We look forward to their enrollment and program participation!

Outreach and enrollment activities will continue in May; staff will contact families who have not been able to attend a briefing to encourage their continued interest in the program and work with the new applicant to formalize program goals and finalize their enrollment.

KAISER METRO 300

The Kaiser Metro 300 program serves houseless, age 50+, disabled individuals with short term rental assistance and move-in funds. Currently, 75 people have leased, serving 81 in total since the start of the program and 25 are current shoppers. We are currently accepting referrals from all community partners and will continue to lease up until July 1, 2021.



MOVING TO WORK PROGRAM

The housing authority was selected by HUD for the Moving to Work (MTW) program. This program will allow the Housing Authority to be much more flexible and experiment with new programs to help increasing housing and improve outcomes for our residents and the agency. Over the upcoming months, HAWC will be coming to this committee and the Housing Authority Board of Directors to go over changes to our contract with HUD and an amendment to our PHA plan that will spell out what MTW activities we hope to implement and general updates. This is an exciting opportunity for our agency and community!



V. STAFF REPORTS
D. Public Housing
1. Operational Performance Measures
April 2021

PUBLIC HOUSING

a) Public Housing Average Vacancy Days: Average vacancy days for the month of April 2021 was at 68.67 (March 0). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 42.69 days through April 2021. HUD rates 20 days or below as an “A”.

b) Occupancy Rates:
Public Housing: April 99.2% (March – 98.4%)

c) 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. For January, the average maintenance response time for emergency and routine work orders for the public housing portfolio is as follows:

	<u>Avg. Response</u>	<u>Our Goal</u>	<u>HUD Standard</u>
Emergency WO's	4 hrs.	3 hrs.	24 hrs.
Routine WO's	13.75 days	3 days	25 days

Work Orders

- Reported 1,199 year-to-date non-emergency work orders that have been completed in an average of 34.29 days.
- Reported 95% of thirty-seven (37) year-to-date emergency work orders completed within 24 hours.



V. STAFF REPORTS
D. Public Housing
2. Public Housing Average Vacancy Days
April 2021

TURNOVERS/UNIT TURNOVER TIME

- Maintenance completed three (3) Public Housing unit turnovers in April, with a turnover time of 68.67 non-exempt days.
- For the 20-21 Fiscal Year, Unit Turnover Time was 683 non-exempt days and 9 Capital Improvement exempted days for sixteen (16) units averaging 42.69 days per unit.



V. STAFF REPORTS
E. Affordable Housing/Portfolio Rehab
1. Affordable Housing Portfolio Performance Measures
April 2021

HAWC's AFFORDABLE HOUSING PORTFOLIO

HAWC owns and operates affordable properties included in financial reports under Local Fund, Affordable Housing, and two properties with stand-alone financials.

Total Occupancy: 96.4% (23 vacancies/643 units)

- a) Local Fund Properties (managed by HAWC and/or contractors) 92.3% (1 vacancy/13 units).
- b) Affordable Housing Properties (managed by Cascade Property Management): 96.1% (21 vacancies/524 units)
- c) Kaybern Terrace (managed by Cascade Property Management): 100% (0 vacancies/12 units)
- d) Aloha Park (managed by Cascade Property Management): 98.8% (1 vacancy/80 units)
- e) Cornelius Village (managed by Cascade Property Management): 100% (0 vacancies/14 units)

HAWC PARTNERSHIP AFFORDABLE HOUSING PROJECTS

	Project Name	City	St.	1 BR	2BR	3 BR	4 BR	Total Units	Year Completed
1	Covey Run	Forest Grove				26	14	40	2001
2	Gateway Commons	Hillsboro		18	51	44		113	2004
3	Quatama Crossing	Beaverton		222	423	66		711	2006
4	The Orchards at Orenco Station	Hillsboro		40	17			57	2015
5	The Orchards at Orenco II Station	Hillsboro		44	14			58	2016
6	The Orchards at Orenco III Station	Hillsboro			33	19		52	2018
7	Sunset View Apartments	Beaverton		88	112	36		236	2016
8	The Fields	Tigard		128	104	32		264	2020
9	Willow Creek Crossing	Hillsboro	38	71	11			120	2020
TOTAL		-	38	611	765	197	14	1,651	



V. STAFF REPORTS
E. Affordable Housing/Portfolio Rehab
2. Portfolio Rehab Report
April 2021

HAWC4 PORTFOLIO REHAB PROJECT

- HAWC will be converting 5% of the units at each site to meet Federal Accessibility Standards.
- Digital scanning is in process at each site.
- The pre-application meeting with the city of Tigard yielded positive input. A follow up meeting with preliminary plans will be scheduled soon.
- The project is tracking well and on schedule.
- The 4% LIHTC application will be submitted in June to OHCS. Private Activity Bonds will be requested from the State Private Activity Bond Committee in July.



V. STAFF REPORTS F. Housing Development

The Housing Authority of Washington County (HAWC), a separate legal entity of Washington County's Department of Housing Services, is responsible for Development and Portfolio Management. HAWC, either directly or through a wholly owned affiliate, may work with developers, financial institutions, and government agencies, to build, acquire, and/or rehabilitate, thriving affordable housing communities in Washington County.

METRO BOND UPDATES

1. Metro released their first annual report of the Metro Affordable Housing Bond program – Washington County was featured in the report, both with the Viewfinder Phase I Project as well as a larger feature of our AmeriCorps member, Katie Warden, and her community engagement project with culturally-specific community based organizations. Beaverton's MaryAnn project and Hillsboro's Nueva Esperanza projects were also featured. Access the report here – [Under construction: Metro's affordable housing bond and work](#).
2. Saltzman Road Senior Housing Project received Concept Endorsement in May.
3. The Valfre at Avenida 26 project is the next Metro bond project scheduled to close on financing and begin construction. The project received Final Approval from the Washington County Board of Commissioners and Metro in May. The project continues to be on schedule for a July 13 closing.
4. The Aloha Inn project selected Ink: Built Architecture, a woman-owned firm to conduct design work for the renovation of the motel to Permanent Supportive Housing. GSI Construction has been selected to complete make-ready work to allow roughly half of the rooms at the Aloha Inn to be used as a homeless shelter as an interim use while the renovation work is completed. Temporary use as a shelter will begin July 1. Both Ink: Built and GSI were selected through competitive RFP processes. Good Neighbor Center was selected through a competitive RFP process as the shelter operator. Staff will provide a presentation about the project to Citizen Participation Organization (CPO) 6 at their July 1 meeting.
5. The surveys around project design for Metro bond-funded projects are now closed. Staff are compiling survey results and will share those when available.
6. Viewfinder – the County's Phase I Metro Bond project is beginning planning around lease-up. Staff met with culturally-specific providers – Somali Empowerment Circle and APANO – to discuss how to best outreach to diverse communities about the lease-up process. The Somali Empowerment Circle will facilitate an information session about the property and lease-up process in June.



List of Metro Affordable Housing Bond Projects in Washington County:

Project Sponsor	Project Name	Location	Metro Bond Amount	Total Development Cost	Unit Count	Concept Endorsement Date
Home First Development	Saltzman Road Senior Apartments	Cedar Mill (unincorporated Wash. Co.)	\$5,990,000	\$12,365,000	53	1/26/2021
Housing Authority of Washington County	Aloha Inn	Aloha (unincorporated Wash. Co.)	\$8,465,000	\$9,000,000	54	12/15/2020
Bienestar and REACH CDC	Plaza Los Amigos	Cornelius	\$12,830,000	\$39,208,808	113	9/1/2020
BRIDGE Housing Corporation	Aloha Housing	Aloha (unincorporated Wash. Co.)	\$10,230,000	\$27,853,500	82	9/1/2020
BRIDGE Housing Corporation	Goldcrest Apartments	Beaverton	\$8,700,000	\$28,142,095	75	9/1/2020
Community Partners for Affordable Housing	Basalt Creek	Tualatin	\$14,320,000	\$43,583,824	116	9/1/2020
DCM Communities & Housing Authority of Washington Cty.	The Valfre at Avenida 26	Forest Grove	\$3,792,088	\$10,994,346	36	9/1/2020
Northwest Housing Alternatives	Tigard Senior Housing	Tigard	\$6,270,000	\$19,209,708	58	9/1/2020
Related NW	Terrace Glen	Tigard	\$17,484,000	\$48,389,878	144	9/1/2020



Community Development Partners	Viewfinder	Tigard	\$11,583,000	\$32,699,090	81	6/18/2019
TOTAL			\$99,664,088	\$271,446,249	812	

For more information on the Metro Bond, see the links below:

Link to Washington County's Bond website:

<https://www.co.washington.or.us/Housing/AffordableHousingBond/index.cfm>

Link to Metro's Community Oversight Committee membership list:

<https://www.oregonmetro.gov/public-projects/regional-affordable-housing-bond/oversight-committee>

Link to Metro Bond Work Plan Approved by Metro Council:

<https://oregonmetro.legistar.com/View.ashx?M=F&ID=7008257&GUID=51E9BFA9-5355-4D08-9448-304288761156>

HOUSING DEVELOPMENT PROJECTS

Project Status: Under construction.

The Viewfinder (Tigard)			
Housing Units: 81		Project Based Vouchers: 8 PBV + 8 VASH	
0 Studio	25 1BR	46 2BR	10 3BR
Ownership: Community Development Partners/HAWC Special Limited Partner		Total Project Costs: \$32.6M Funding: \$11.4M Metro Bond / \$12.1M 4% Tax Credits / \$7.7M Private Activity Bonds	
Project Update:			
<ul style="list-style-type: none"> • Construction start: June 2020. Project completion: October 2021. • Washington County's Phase I Metro Bond project • Pre-leasing anticipated to begin in June. 			

Project Status: Under construction.

The Mary Ann (Beaverton)			
Housing Units: 54		Project Based Vouchers: 8 PBV	
0 Studio	25 1BR	26 2BR	3 3BR
Ownership: REACH		Total Project Costs: \$22.5 M Funding: \$3.0M Metro Bond; \$12.0M 9% Tax Credits	
Project Update:			
<ul style="list-style-type: none"> • Construction start: June 2020. • Project completion: August 2021. • Beaverton's Phase I Metro Bond project 			



Project Status: Currently leasing up.

Fields Apartments (Tigard)			
		Housing Units: 264	
0 Studio	128 1BR	104 2BR	32 3BR
Ownership: Partnership of Housing Authority/DBG		Total Project Costs: \$60.4M	
		Funding: \$9.8M LIFT; LIHTC; Conduit Bonds	
Project Update:			
<ul style="list-style-type: none"> Link to virtual ribbon cutting video: https://youtu.be/9yO0y818h1M 			

Partner Development Projects

Project Status: Currently leasing up

Red Rock Creek Commons (Tigard)			
Housing Units: 48		Project Based Vouchers: 24	
0 Studio	48 1BR	0 2BR	0 3BR
Ownership: CPAH		Total Project Costs: \$18.4	
		Funding: LIFT; 4% LIHTC; HPOF	
Project Update:			
<ul style="list-style-type: none"> Virtual Grand Opening was held December 2nd. 			

Project Status: Currently leasing up

Cedar Grove (Beaverton)			
Housing Units: 44		Project Based Vouchers: 8	
4 Studio	26 1BR	7 2BR	7 3BR
Ownership: CPAH		Total Project Costs: \$15.7M	
		Funding: 9% LIHTC, HOME, GHAP	
Project Update:			
<ul style="list-style-type: none"> Virtual Grand Opening was held December 2nd. 			



V. STAFF REPORTS
G. Report on Homelessness
1. Continuum of Care Homeless Programs
April 2021

COVID-19 RESPONSE FOR UNHOUSED POPULATIONS

Coronavirus (COVID-19) Response Plan continues to address the prevention of COVID disease transmission for the sheltered and unsheltered homeless populations through coordination and deployment of resources to serve a diverse population (e.g. age, disabilities, race/ethnicity) who are at high risk due to age and/or health conditions.

- Vaccination clinics for the homeless were held the first week of May and will continue in partnership with shelters, walk-in day centers and community-based organizations.
- [Winter Shelters](#) comply with COVID Centers for Disease Control and Prevention (CDC) requirements and provide access to sanitation, wellness checks, nutritious meals, and other basic needs.
 - 156 beds in operation.
 - On April 6 the Board of County Commissioners approved a new response to COVID funded by FEMA Public Assistance Program to operate non-congregate shelters managed by Salvation Army Hillsboro Shelter, Project Homeless Connect Comfort Inn Shelter, and Project Homeless Connect Forest Grove Shelter. ESG, EFSP and new County funds will continue operations of congregate shelters managed by Just Compassion in Beaverton (closing end of May) and Tigard (closing the end of June).
 - The County’s Winter Shelter Registration portal will close on May 14. The Shelter Wait List has 53 names that will be referred to shelters as beds become available.
 - Shelter Outcomes: 9% exit to housing compared to 2% exiting winter shelters in 2019/2020. Twenty-seven (27) individuals exited shelter to permanent housing and 6 are staying with family/friends.
 - While not a housing outcome (yet), the stability and trust created by the enrolled winter shelter model has assisted 6 individuals exit shelter and enter Substance Use Treatment Centers.

	Program Start and End Date	# People Served To-Date	# People Age ≤17 years (Child)	# People Age 18-44 Years (Adult)	# People Age 45+ years (Adult)	% Chronic* Homeless	% Persons of Color (Race)	% Persons of Color (Ethnicity)	# People Exit	% Exit to Housing	% Exit to Street/ Shelter	Avg. Length of Stay- Stayers (Days)	Avg. Length of Stay- Leavers (Days)
Winter Shelters: 200-beds [Funds: CARES CRF, EFSP; ESG; EHA; SHAP; and County \$]	11/15/2020 to 5/1/2021	524	7	262	255	38%	19%	16%	372	9%	91%	67	20

*Chronic = A person with disabling condition(s) and experiencing 12 or more months of homelessness (4+ episodes over 3 years)

HOMELESS SYSTEM FUNDING, CoC REPORTING AND ACTIVITIES

- The Federal [FY2021 Continuum of Care \(CoC\) Program](#) competition registration was submitted to HUD on behalf of the County’s CoC members. This is the first step



in the competitive process to apply for Federal CoC Program grant funds to compete for renewal in housing programs and new competitive project funding.

- At the May 18 Board of County Commissioners meeting the Approval of the HUD Grant Agreements valued at \$4.2 million for the FY2020 CoC Program grant awards is on docket.
- HUD released the [FY2022 HMIS Data Standards](#) that documents the requirements for programming and use of the Homeless Management Information System (HMIS) and comparable database systems for collection and reporting of homeless participants. HMIS vendors will begin working the software updates to be available to CoC's by October 1. Data standard updates include revised language for race/ethnicity, gender, mental health, and other elements, new coordinated entry elements, new CoC Program data elements, and update system logic for general health and pregnancy status.

LEGISLATIVE ACTIVITIES AND COMMUNITY ENGAGEMENT

- The 2021 Oregon Legislative Session (January 21 to June 28) includes a few bills under consideration that address homelessness.
 - [HB 3115](#) codifies into state statute that it is against the 8th amendment for a local jurisdiction to penalize a person for sleeping on publicly owned lands, and states: "Any city or county law that regulates the acts of sitting, lying, sleeping or keeping warm and dry outdoors on public property that is open to the public must be objectively reasonable as to time, place and manner with regards to persons experiencing homelessness." On May 4 a Public Hearing will be held.
 - [SB 410](#) requires state agencies to implement policies to ensure humane treatment of homeless individuals, and to provide standards for storage facilities used for unclaimed personal property given to law enforcement officials when homeless individuals are removed from establishing camping sites. Sen. Gorsek (D-Troutdale) will continue on with the original intent of SB 410 but limit it to Multnomah County.
 - Other homeless bills include:
 - HB 2100 to provide resources to support the task force to study and report back on changes to systems to address racial disparities in homelessness.
 - HB 2163 would create a \$4.5 million pilot program to provide long term rent assistance for youth.
 - HB 2417 to provide communities with support to create crisis alternatives to policing.
 - HB 2544 would expand the host home network and provide funding for shelter and other services for youth experiencing homelessness.
- The [Housing and Supportive Services Network \(HSSN\)](#) is a consortium of more than 60 agencies working collaboratively to deliver services and housing through an equity lens with outcomes measured by Federal and local metrics defined in *A Road Home*, the County's strategic plan to end homelessness.
 - Mr. Jeff Woodford, Helping Hands Reentry, will present on the Bybee Lakes Hope Center at the June 2 meeting of the HSSN.



- Guest speakers at the May 5 meeting of the HSSN included presentations on current and future programs:
 - Mr. Bill Russell, Union Gospel Mission, presented on the agency's work to develop a new transitional housing program.
 - Mr. Anthony Grimaldi, Habitat for Humanity Portland Region, presented on a Housing Rehabilitation Program available for residents in the City of Beaverton and invited referrals for the program.
- [Agendas](#) and handouts are online. Meetings are open to the public.



V. STAFF REPORTS
G. Report on Homelessness
2. Supportive Housing Services (SHS) Program
April 2021

Implementation readiness for the new SHS program remains on track for a program start date of July 2021.

The SHS Local Implementation Plan (LIP) was approved by the Washington County Board of County commissioners on April 6th and recommended for approval by the Metro Oversight Committee on April 26th. The Plan was presented to the Metro Council on May 18th.

A Request for Programmatic Qualifications (RFPQ) was released April 19th and will close May 19th. This first ever procurement process invites interested service providers to apply to become 'qualified suppliers' of SHS services. The process will result in a network of approved SHS service providers to be announced in early June. An allocation process will select providers from among the list according to services needed and provided. Services requested will include outreach and engagement, shelter and transitional housing, housing navigation, housing stabilization, and wrap around supports.

The regional long-term rent assistance (RLRA) program framework has been approved and will be available for distribution through the Community Connect coordinated entry system that matches households experiencing homelessness with available housing resources. Households who meet SHS program eligibility as defined by chronic homeless status, will be offered the RLRA housing subsidy in conjunction with the provision of case management services to secure and maintain that housing. The goal is to serve 500 households with RLRA and supportive housing in the first year of the program.

The SHS program is also preparing to operate two temporary non-congregate shelters at the Econo Lodge, a recent Project Turnkey acquisition, and the Aloha Inn, a future Metro affordable housing bond project. Both hotels will be redeveloped for permanent housing in the future but will be immediately used to establish 82 units of temporary non-congregate shelter for people experiencing homelessness. The Department will partner with Bienestar and the Urban League to provide culturally specific housing and case management services at both sites. The results from a Request for Proposals (RFP) for shelter operators will be announced in the coming weeks.



VI. OLD BUSINESS

NA

VII. NEW BUSINESS

No new business.

VIII. RESOLUTIONS/ACTION ITEMS

HAWC BUDGET PRESENTATION

Staff will present the FY2021-22 budget for recommendation to the Housing Authority Board of Directors (HABOD) at the June 15 meeting. At today's meeting, staff will present a general overview of the budget document and answer questions from HAC members. HAWC would like the HAC to make a motion to recommend approval of the budget by the HABOD at its June 15 meeting.

MOTION REQUIRED

Approve FY2021-22 HAWC budget for submission to the Housing Authority Board of Directors.

IX. ADJOURNMENT