



HOUSING ADVISORY COMMITTEE

MEETING AGENDA AND INFORMATION PACKET

THURSDAY, May 23, 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 they 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

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



WASHINGTON COUNTY

OREGON

accountable to the community we serve increases innovation and effectiveness and leads to more successful outcomes.



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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. April 25, 2024 9:15 A.M.
- V. EXECUTIVE DIRECTOR’S REPORT
 - A. Executive Director Report..... Page 5 9:20 A.M.
- VI. RESOLUTIONS / ACTION ITEMS
 - A. Approval of the Housing Authority 24/25 FY Budget Page 9 9:30 A.M
- VII. STAFF LIASION UPDATE
 - A. Introduction of Housing Forum Page 9 10:00 A.M
 - B. Fair Housing Council of Oregon Bus Tour
 - C. Housing Events
- VIII. ONGOING BUSINESS
 - N/A
- IX. NEW BUSINESS
 - A. Housing Services and Housing Authority Structure..... Page 10 10:10 A.M.
- X. DEPARTMENT UPDATES AND Q&A
 - A. Potential Metro Reform of Supportive Housing Services..... Page 11 10:20 A.M.
 - B. Additional Updates (See Department Written Reports) Page 11 10:50 A.M.
- XI. MEMBER SUGGESTED FUTURE DISCUSSIONS Page 21 10:50 A.M.
- XII. MOTION TO ADJOURN 11:00 A.M.



WASHINGTON COUNTY OREGON

2024 HAC MEETING SCHEDULE	
Thursday, January 25	<i>[No July Meeting]</i>
Thursday, February 22	Thursday, August 22
Thursday, March 28	Thursday, September 26
Thursday, April 25	Friday, October (TBD) – <i>Forum</i>
Thursday, May 23 – <i>Budget Review</i>	Thursday, November 21
Thursday, June 27	December TBD – <i>Luncheon</i>



V. EXECUTIVE DIRECTOR'S REPORT

Washington County Funds Access Centers

On May 7th, the Washington County Board of County Commissioners approved \$10 million in Supportive Housing Services resources for two new access centers, one in Hillsboro and one in Tigard. These awards were made through an open, competitive Access Center Notice of Funding Opportunity released by the county earlier this year.

County-funded access centers will offer critical front door access to services including immediate life-saving resources and long-term housing connections. These capital investments are supporting the development of purpose-built space that will offer those in need showers, hot meals, storage and connection to case managers and services.

Services will continue to be offered seven-days a week, 12-hours a day at the new sites. The new sites will allow access center locations to provide “pop up” emergency shelter capacity to address additional shelter needs during times of severe weather, such as the January ice storm or future heat waves. To see existing day center capacity, visit our website [here](#).

Hillsboro location – Project Homeless Connect

Project Homeless Connect has been operating a day center in the Hillsboro area at the “yellow house” since 2021. With much needed capital investments and ongoing services funding, Project Homeless Connect will be able to fully demolish and rebuild an adjacent home on the property to serve as a hub for wraparound services addressing a wide spectrum of needs for unsheltered community members. The site provides easy access to public transportation, OHSU Health Hillsboro Medical Center, many other public amenities, and connections to employment opportunities in the area.



Rendering of Project Homeless Connect's future Access Center in Hillsboro, OR



Tigard location – Just Compassion Tigard Resource Center

Just Compassion has operated a day center out of an old residential home in the Tigard area since 2015. In December, Just Compassion broke ground on a purpose-built shelter that will provide 60 year-round shelter beds in 2025. With additional funding for an access center, the campus will expand to include two buildings with storage available for guest belongings, laundry, showers, a commercial kitchen, and a welcoming community space for individual and group activities. The site location offers easy access to public transportation, medical services, the library, and other important public amenities. Employment services are available at the nearby location of Easterseals and behavioral health services are offered at the nearby establishments of LifeWorks NW and New Narrative.



Rendering of Just Compassion’s future Access Center in Tigard, OR

Metro's Potential Reform of the Supportive Housing Services for Housing Development

During the April 2, 2024, Board of Commissioners meeting, staff hosted an informational session to update the Board and discuss Metro’s efforts to reform the Supportive Housing Services tax measure for funding affordable housing.

As previously discussed in prior work sessions, there is currently a conversation occurring at a stakeholder table created by Metro to examine options for regionally based funding for the construction of affordable housing. The current affordable housing bond that voters passed in 2018 has been almost fully allocated to specific development projects. As a result of the success of this development process across the region and the ongoing



need for affordable housing development, Metro's Council tasked Metro's Chief Operating Officer (COO) to make a recommendation on what measures Metro could take to continue regional housing work.

Metro's COO created the Regional Housing Stakeholder Advisory Table (RHSAT) to look at scenarios for potential revenue sources for housing. They are currently meeting every two weeks with an agenda set by Metro. Chair Harrington is actively participating at the RHSAT.

Metro's staff have discussed the limits on property taxes and the potential for re-directing funds from the Supportive Housing Services (SHS) ballot measure for purposes of development of housing. Metro is exploring different avenues for opportunity, which includes assessing SHS as an option. On April 17, 2024, Multnomah, Washington County, and Clackamas County presented their expenditures, current budget, and forecasted investments over the course of the current measure. Washington County staff have indicated the need to protect the ability to use the funds to meet the service needs for reaching the goals set by the SHS measure if there is a proposal to reform the SHS measure.

Permanent Supportive Housing Institute

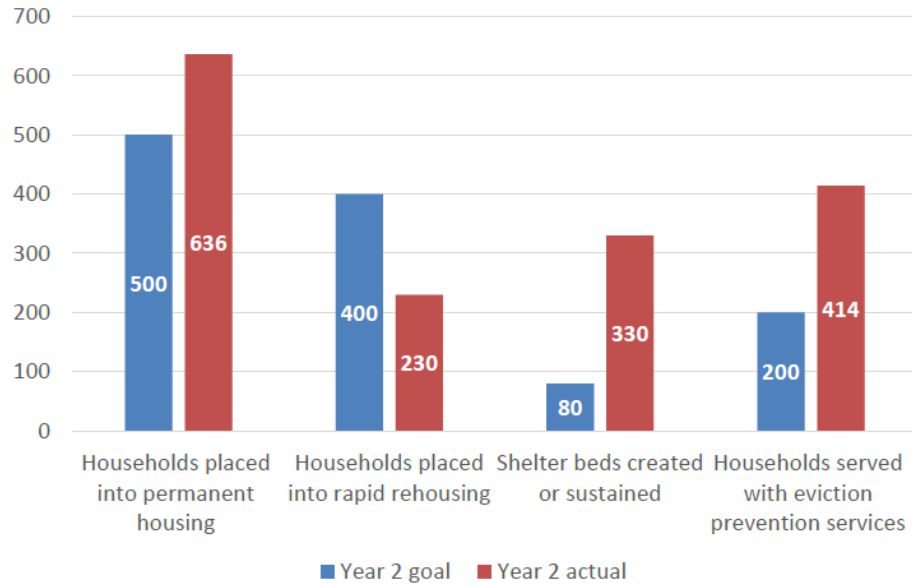
In March, Washington County applied to participate in the fifth iteration of the PSH Institute, which is co-managed by OHCS (Oregon Housing and Community Services) and the Corporation for Supportive Housing (CSH). The Institute will help supportive housing partners learn how to navigate the complex process of developing housing with support services. The County will utilize lessons learned from the institute and funding eligibility to pair OHCS soft funding with a competitive 9% application to develop 50-units of affordable housing with wrap-around supporting services at a property the County has purchased in Forest Grove. On April 15th, the Housing Authority of Washington County was accepted as one team out of 8 to participate in the 2024 PSH Institute.

Metro Regional Supportive Housing Services Report

On April 2nd, 2024, county and metro staff presented at the Board of County Commissioners meeting regarding the FY 2023 Annual Metro Regional Supportive Housing Services (SHS) report. The regional key highlights of FY 2023 include almost 3,000 of 5,000 PSH (Permanent Supportive Housing) goal has been met, Black, Indigenous and people of color served in SHS programs (48% placed in supportive housing, 61% in rapid rehousing, and 68% served in homeless prevention), and counties invested \$114 million in contracts with 77 providers, which included 14 culturally specific providers. Specifically, Washington County made progress in all of their phase-one priorities (more information can be found in the [annual report](#)) and met or exceeded nearly all the regional housing metric goals included in the work plan. The rapid rehousing goal was not met, as it was a new program and additional time was needed for ramp up. With program infrastructure now in place, the county expects to meet their rapid rehousing goal for FY 2024. With successes, come challenges and some of those include a growing need of housing and services, infrastructure building, spending, workforce and capacity issues, program delays and data and analysis.



Year 2 progress to goals



Washington County FY 22-23 Progress to Goals

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

Molly Rogers

Executive Director



VI. RESOLUTIONS/ACTION ITEMS

A. Approval of the Housing Authority 24/25 FY Budget

The Housing Authority of Washington County (HAWC) requests that the Housing Advisory Committee (HAC) move to recommend approval of the budget by the Housing Authority Board of Directors (HABOD) at their June 18th meeting. Staff will present the FY 2024-25 budget for recommendation to the HABOD. A general overview of the budget documents will be presented, followed by time to answer questions from the HAC members, and then conclude with the vote for this action item.

Motion Required: Recommend the FY 2024-25 Housing Authority of Washington County (HAWC) budget for submission to, and approval by, the Housing Authority Board of Directors (HABOD).

VII. STAFF LIASION UPDATE

A. Introduction of Housing Forum

Bianetth Valdez, Program Coordinator, will provide information regarding our Housing Forum and prepare committee members to begin reflecting on possible presenters, themes, topics of interest for the 2024 Housing Forum.

B. Fair Housing Council of Oregon Bus Tour

Housing staff and our own Melinda Bell, representing HAC, participated in the Fair Housing Council of Oregon Bus tour on a beautiful day on May 9th. The Fair Housing Council of Oregon offers an enlightening and engaging four-hour bus tour to organizations seeking to learn more about our state's history and how it relates to the fair housing challenges we face today. The tour visits sites throughout Portland and features personal stories from guest presenters with first-hand experiences to share. The two-hour post-tour facilitated discussion is an opportunity for tour participants to share their reactions, personal stories, and perspectives on the meaning of this history today.



Ed Washington, a previous Vanport resident, presenting and sharing his story to housing staff

C. Housing Events

If HAC members would like to be notified of housing-related events (e.g. grand opening events, ground breakings, etc.) please notify Bianetth that you would like to receive those opportunities or check on this month's attendance sheet that you would like to be notified.

VIII. ONGOING BUSINESS

N/A

IX. NEW BUSINESS

A. Housing Services and Housing Authority Structure

Melissa Sonsalla, Policy and Planning Manager, will provide an overview of the structure and divisions of the Department of Housing Services and Housing Authority.



B. Potential Metro Reform of Supportive Housing Services

Jes Larson, Assistant Director of Homeless Services Division, will present on the regional conversations occurring discussing the re-directing of funds from the Supportive Housing Services (SHS) ballot measure for purposes of development of housing.

X. DEPARTMENT UPDATES AND Q&A

A. Additional Department Updates

1. Homeless Services

Washington County's Homeless Services Division provides quarterly updates to the Housing Services Division's advisory body. As the Homeless Services Division gets well into the fourth quarter, efforts are focused on system improvements while managing continued growth and scaling new investments. Below is a summary of successes, challenges, and highlights from quarter three which includes January through March of 2024 and a preview of work to be accomplished in quarter four. The Division's comprehensive quarter three report delivered to Metro includes financial information and a detailed overview of program outcomes data. The full report can be viewed on the Department of Housing Services website.

Supportive Housing Capital Funding Offering

Leveraging the increase of Supportive Housing Services revenue, staff are developing a concept to address gaps in our homeless services system of care. The supportive housing capital funding offering will address the needs of high acuity participants, especially those in active substance use and/or mental health crisis, that were rehoused after experiencing homelessness and are unable to remain successfully housed. The memo below outlines the offering under development, background information, and includes discussion prompts that were presented at May Homeless Solutions Advisory council meeting. [Additional information, discussion questions, and more can be found in this memo.](#)

Program Highlights

In February, Washington County opened its third safe rest pod village in Aloha. This site added 30 brand new pallet homes to the shelter system to support up to 30 individuals at a time. This brings the County's alternative shelter pod sites to three with the capacity to serve up to 110 individuals at any given time. The Housing Careers Pilot Program continues to see success in the third quarter as it has served 42 individuals with lived experience of homelessness or housing instability this program year. The pilot program continues to serve individuals through tailored career coaching services, career training, and internship placement. As the pilot program moves toward its third year, it will shift to more broadly serve the needs of individuals enrolled in homeless services programs who are ready and able to engage in career training and placement opportunities by offering individualized career coaching, training, and paid internship opportunities.



The Homeless Services Division released its Access Centers Capital Notice of Funding Offering (NOFO) in quarter three to make strategic investments in up to four access centers that will be geographically distributed across Washington County. The Division will partner with up to four community-based partners to allocate approximately \$20,000,000 in capital funds for the construction, acquisition, and rehabilitation of permanent access center sites. This critical investment is made possible by SHS carryover resources. Access centers will serve a key function in the homeless services continuum in providing walk-in services where individuals experiencing or at risk of homelessness can get connected to housing and social services, access basic hygiene items and support, and stay cool or warm during inclement weather events. Washington County will award two sites this fiscal year and anticipates additional awards to be announced later this summer.

Performance Evaluation

In quarter three, the Division also launched the Performance Evaluation Subcommittee as a subset of the recently formed Homeless Solutions Advisory Council (Solutions Council). The Performance Evaluation Subcommittee will play an important role in supporting system improvement across the Division's programs. They will inform rating and ranking process for the Continuum of Care and Washington County's strategy for improved evaluation of system performance for the entire homeless services system.

Other performance evaluation activities in quarter three included the Division's Annual Performance Evaluation of all Supportive Housing Services-funded community-based organizations. The Annual Performance Evaluation was launched in March and evaluates system and partner performance, pay equity, staff demographics, and financial performance. Results and findings from the evaluation will be released in quarter four. As this is the Division's second year conducting the Annual Performance Evaluation, adjustments were made to ensure the partner's final scores from the evaluation will inform contract allocations for the 2024-2025 fiscal year. In particular, high-performing organizations are eligible to receive multi-year contracts in the form of three-year contract allocations beginning in the 2024-2025 fiscal year. As Washington County looks to quarter four, annual monitoring of Supportive Housing Services funded programs will be piloted with the Enhanced Rapid Rehousing Program and comprehensive monitoring is set to take place in the fall of 2024.

Equity Analysis

In an effort to more accurately represent the race and ethnicity of those served in the homeless services continuum, the Homeless Services Division added Middle Eastern or North African as a new category in the quarter three report. This race category was initially added in October 2023 and the data collected to date is limited due to the short collection window. Previously, individuals who identified as Middle Eastern or North African were recorded as White in HMIS. The Division anticipates this additional reporting category will increase the accurate representation of race and ethnicity in the homeless services system.

The racial equity analysis across programs for quarter three reflects strong similarities to quarter two data. However, some key highlights include that the Enhanced Rapid Rehousing Program demonstrated an increase in Asian households served at 3% of total households' year to date identified as Asian compared to 0% reported in quarter two. Consistent with year-to-date trends, Eviction Prevention Services continue to be most effective at serving households that identify as Asian with those who identify as Asian representing 4% of households served. Eviction Prevention services continue to serve the most diverse



group across Washington County homeless services programs with only 35% of households served identifying as Non-Hispanic White. The Division will continue to track this data closely to ensure that our programs are successful in serving diverse populations to advance equitable outcomes in Washington County and this third-quarter analysis reflects that our programs are generally on track to achieve this policy commitment.

Outcomes Snapshot

The Supportive Housing Services (SHS) measure has made a night and day difference in our community. As described above, we have made great progress and have important work underway. At this important moment as we work to bring the third program year to a strong close, we want to reflect on our work done to date.

Key Program Outcomes (as of May 13, 2024)	
Shelter units in our system (some units include multiple beds)	430 units
Case workers, street outreach workers, housing liaison, resident service providers, and more people supporting our system of care	138 positions
Housed in Supportive Housing <i>Housing Case Management Services and a Regional Long Term Rental Assistance voucher</i>	1,121 household
Rehoused with county resources <i>Includes both SHS and Continuum of Care resources</i>	422 households
Evictions prevented <i>This fiscal year only</i>	1,236 households

2. Public Housing

Occupancy Rates			
Unit Type	Total	Occupied	Occupied
	Units	Units	Percent
PH-1 Bdr Unit	24	24	100.00
PH-2 Bdr Unit	75	70	93.33
PH-3 Bdr Unit	127	124	97.63
PH-4 Bdr Unit	18	18	100.00
Total	244	236	96.72

Make Ready Status	Units	Percent
Total Vacant Units	8	100
Ready to Rent	2	25
Not Ready to Rent	3	37.5
Vacant (Held for Section 18 Disposition)	3	37.5

Note: Three of our vacant units are being held for Section 18 disposition.

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 orders is 24 hours; and 25 days for routine work orders. HAWC’s goal is 3 hours for emergency work orders and 7 days on routine work orders.



Work Order Period Overview									
Apr-24									
Period Activity		Completed Activity by Category				Completed Activity by Priority			
Balance Forward	88	Category	Total Count	%	Average Days	Priority	Total Count	%	Average Days
Created	160	(Undefined)	74	48	19	(Undefined)	96	62	21
Closed	159	Carpentry	5	3	5	Emergency	3	2	0
Balance End	89	Electrical	18	12	1	Routine	17	11	5
		HVAC	2	1	3	Scheduled	13	8	28
		Janitorial	1	1	0	Urgent	25	16	5
		Landscaping	7	5	13	Total	154		
		Miscellaneous	22	14	6				
		Plumbing	16	10	8				
		Turnover	4	3	32				
		Vendor	5	3	50				
		Total	154						

Average Per Day	
Created	5.33
Closed	5.30
Open	1.33



3. Rental Assistance

Current Unit Allocations
Washington County Housing Services Department
Rental Assistance Division
April 2024

HUD Programs				
HUD Allocated Units	ACC	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Housing Choice Voucher (HCV)	2,732	2,608	\$3,059,226.00	\$1,173.02
Veterans Affairs Supportive Housing (VASH)	247	210	\$212,162.00	\$1,010.30
Foster Youth to Independence (FYI)	30	26	\$38,484.00	\$1,480.15
Subtotal	3,009	2,844	\$3,309,872.00	\$1,163.81
HUD Special Purpose Vouchers				
HUD Allocated Units	ACC	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Mainstream Vouchers	208	167	\$210,524.00	\$1,260.62
Emergency Housing Voucher (EHV)	89	87	\$121,719.00	\$1,399.07
Subtotal	297	254	\$332,243.00	\$1,308.04
HUD Total	3,306	3,098	\$3,642,115.00	\$1,175.63

Regional and Referral Based Awards				
	Target Households	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Regional Long-Term Rental Assistance (RLRA)*	1,540	1,097	\$1,892,620.77	\$1,725.27
SHS Rapid Rehousing (SHSRRH)**	400	382	\$656,638.00	\$1,718.95
Subtotal	1,940	1,479	\$2,549,258.77	\$1,723.64
Agency Total	5,246	4,577	\$6,191,373.77	\$1,352.71

*includes ORAY RLA
**includes EO and ORAY RRH

Actual Utilization by Rental Assistance Program

Vouchers and Awards Leased Up

HUD Programs											
	HUD Regular Vouchers (ACC)										
	HCV			VASH			FYI			All Actual UML	
	ACC	#	%	ACC	#	%	ACC	#	%	#	%
Dec-23	2,732	2,579	94.40%	247	210	85.02%	30	14	46.67%	2,803	93.15%
Jan-24	2,732	2,594	94.95%▲	247	212	85.83%▲	30	19	63.33%▲	2,825	93.89%▲
Feb-24	2,732	2,610	95.53%▲	247	209	84.62%▼	30	24	80.00%▲	2,843	94.48%▲
Mar-24	2,732	2,608	95.46%▼	247	209	84.62%	30	24	80.00%	2,841	94.42%▼
Apr-24	2,732	2,608	95.46%	272	210	77.21%▼	30	26	86.67%▲	2,844	93.74%▼
Grand Total	10,928	10,420	95.35%	1,013	840	82.92%	120	93	77.50%	11,353	94.13%

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

VASH utilization dropped by 7% due to the 25 newly awarded VASH vouchers coming on online in April 2024. The department will work with the VA with continued utilization of the vouchers through referrals.



Vouchers and Awards Leased Up															
HUD Programs							Regional Programs								
HUD Special Vouchers							SHS/RLRA								
Mainstream			EHV				RLRA			SHS/RRH					
ACC	#	%	ACC	#	%	ACC	#	%	Target Households	#	%	Target Households	#	%	
Dec-23	208	148	71.15%	89	87	98%				1,540	995	64.61%	400	336	84.00%
Jan-24	208	154	74.04%▲	89	89	100.00%▲	1,540	1,030	66.88%▲	400	353	88.25%▲			
Feb-24	208	160	76.92%▲	89	89	100.00%	1,540	1,045	67.86%▲	400	363	90.75%▲			
Mar-24	208	162	77.88%▲	89	88	98.88%▼	1,540	1,077	69.94%▲	400	377	94.25%▲			
Apr-24	208	167	80.29%▲	89	87	97.75%▼	1,540	1,097	71.23%▲	400	382	95.50%▲			
Grand Total	832	643	77.28%	356	353	99.16%	6,160	4,249	68.98%	1,600	1,475	92.19%			

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

Mainstream vouchers (homeless, non-elderly and disabled households) utilization continues to increase as we work through eligible households on the HCV waitlist that qualify.



New Admissions by Race and Ethnicity

Washington County Housing Services Department
Rental Assistance Division

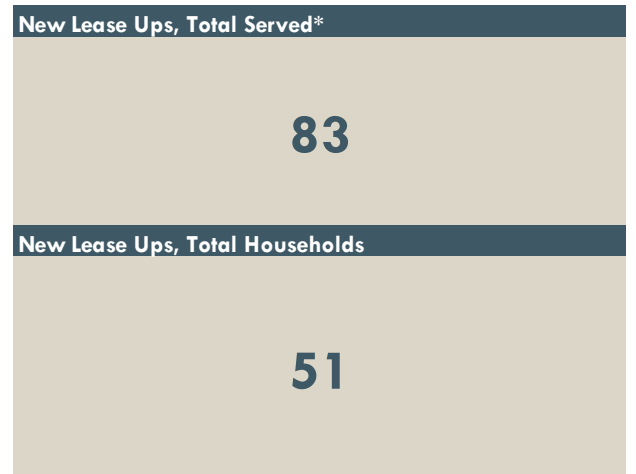
April 2024

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

New Lease Up Participants by Race		
Race	Count	%
American Indian	1	1%
Asian	0	0%
Black	4	5%
Missing race	6	7%
Multiple	8	10%
Pacific Islander	1	1%
White	63	76%
Grand Total	83	100%

New Lease Up Participants by Ethnicity		
Ethnicity	Count	%
Hispanic or Latina/o/e	37	45%
Not Hispanic or Latina/o/e	46	55%
x-missing ethnicity	0	0%
Total	83	100%

New Lease Up Participants by Race and Ethnicity, Combined		
Hispanic or Latina/o/e	Count	%
American Indian	1	1%
Black	0	0%
Missing Race	5	6%
Multiple	5	6%
White	26	31%
Not Hispanic or Latina/o/e		
American Indian	0	0%
Asian	0	0%
Black	4	5%
Missing Race	1	1%
Multiple	3	4%
Pacific Islander	1	1%
White	37	45%
Grand Total	83	100%



*All household members



Family Self Sufficiency

Washington County Housing Services Department
Rental Assistance Division

April 2024

Participating Households	
Housing Choice Vouchers	54
Public Housing	9
VASH	2
Mainstream	3
FYI	18
Total Participating Households	86

Escrow Balances	
Households with Escrow Balance >\$0	43 (50%)
Total Escrow Balance	\$432,296
Highest Escrow Balance	\$37,184
Average Escrow Balance	\$5,027

Monthly Escrow	
Households Accumulating Monthly Escrow	27 (31%)
Total Monthly Escrow	\$15,053
Highest Monthly Escrow	\$1,255
Average Monthly Escrow	\$175

Average Increase in Annual Earned Income	
Households showing increase in Annual Earned Income	33 (38%)
Total Increase in Annual Earned Income	\$1,057,342
Highest Increase in Annual Earned Income	\$122,387
Average Increase in Annual Earned Income	\$12,295

4. Development

Washington County staff from the Development, Homeless Services, and Asset Management have begun their participation in the Permanent Supportive Housing Institute, which is co-facilitated by OHCS and the Corporation for Supportive Housing, CSH. The County team is participating with Centro Cultural and Care Oregon, which will assist with program services design for a future PSH project in Forest Grove. The institute brings development teams from across the state to discuss industry best practices for designing PSH projects, including adopting trauma-informed design, programming, and participatory roles for people with lived experience. Staff toured the Hattie Redmond, which is a PSH project for people 55 years and older in North Portland. The building is operated by the Portland Housing Authority, Home Forward, with resident services provided by the Urban League of Portland. Some of the takeaways of the tour is the



project provided robust resident services, including voluntary programming, group therapy sessions, and a food and clothing pantry to provide resident needs. This has helped with tenant stabilization. Some of the needed identified improvements is to consider a broader range of unit types in the building, and the key challenge with aligning needed on-site medical care and clinical care.

Full implementation of the regional Housing Bond program in Washington County is nearing completion, however, staff are closely monitoring the remaining three projects under construction to ensure they can be successfully delivered without comprising quality and services. In addition, staff are supporting the two remaining projects in pre-development, the Aloha 209th project and Woodland Hearth, to ensure they can successfully close and begin construction. The County has \$3.5 million in remaining Metro Housing Bond funds that will be used to successfully complete the Program in the County and ensure all Local Implementation Strategy (LIS) unit production goals are exceeded as expected.

Washington County has worked closely with project partners to explore all avenues for potential funding gaps to ensure Metro Bond commitments are able to deliver projects consistent with all Final Endorsement commitments. To give an example, Woodland Hearth is facing project gaps due to infrastructure requirements related to a gravity-fed pump station required by the City of Tigard as a land use condition of approval for the project. Washington has been in coordination with the project team, the County Board of Commissioners, and federally elected officials to request funding to address the project gap in the Federal Government's Fiscal Year 2025 Congressionally Directed Funding Proposed Projects for Consideration. This shows the priority Washington County brings to support Metro Bond projects by advocating for a variety of public funding to be paired with Metro Housing Bond funds.

Cedar Rising, sponsored by BRIDGE Housing in Aloha, has successfully completed its lease-up and construction COBID reporting and is completing its needed three-month stabilization period before converting to its permanent loan. The project was able to reach a rapid, three-month lease-up period in part by utilizing the ever-expansive community-based organization network developed by Washington County's outreach to service provider networks in the initial stages of the program. Over 40 organizations provided 104 application referrals, and over 800 applications were received during a difficult lease-up period, the early winter holiday period. Congratulations to BRIDGE Housing!

On April 15, 2024, Washington County staff presented to the Metro Housing Bond Oversight Committee their annual report on program progress. Staff highlighted the progress made towards exceeding all unit production and targeted unit goals including PSH, deeply affordable, and family-sized units goals established in the LIS. Some of the key takeaways presented to the committee is the Bond program funds flexibility have been a key catalyst to being able to structure project closings in a way that meets the unique needs of each project, successfully bringing them forward within private-activity constraints, construction costs increases, and rapidly increasing construction and permanent loan interest rates. Other items highlighted by staff include COBID requirements for encouraging women-owned, minority workforce, and emerging small business have been an important catalyst for supporting business owned by those communities, but there is a cost associated with those efforts. Project teams have been able to link workforce grant and other additional funding opportunities such as ARPA funds to buy out contracts



on firms that were providing competing, but slightly less competitive bids in order to meet overall program goals. Additionally, as highlighted above with the Cedar Rising project, developing fast lease-up timelines have been critical to reduce the increasing risk for construction loan floating interest rates, and lease-up teams have been able to utilize the County's service provider networks to both rapidly and strategically market lease-up opportunities to low-income individuals most likely in need and qualified for the affordable housing opportunities.

In summary, the Metro Bond Program in Washington County is proceeding well in meeting unit production, workforce, and lease-up outreach to vulnerable communities, and staff are looking forward to working with the project sponsors of the few remaining projects in construction and pre-development to complete the project successfully fully in alignment with LIS goals.



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
