



# HOUSING ADVISORY COMMITTEE

## MEETING AGENDA AND INFORMATION PACKET

**THURSDAY, June 27, 2024 • 9:00 am – 11:00 am**

Olympic Conference Room: 161 NW Adams Ave. 2<sup>nd</sup> 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 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. May 23, 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. N/A..... Page 8
- VII. STAFF LIASION UPDATE
  - A. Housing Forum Discussion ..... Page 8 9:30 A.M.
  - B. Meeting Updates
  - C. Listening Sessions
- VIII. ONGOING BUSINESS
  - A. Public Housing/Section 18..... Page 8 9:45 A.M.
  - B. Development
- IX. NEW BUSINESS
  - A. FY 2023-2024 Quarter 3 Financial Report ..... Page 9 10:05 A.M.
  - B. Potential Metro Reform of Supportive Housing Services ..... Page 9 10:15 A.M.
- X. DEPARTMENT UPDATES AND Q&A
  - A. Additional Department Updates (See Department Written Reports) ..... Page 9 10:45 A.M.
- XI. MEMBER SUGGESTED FUTURE DISCUSSIONS ..... Page 13 10:50 A.M.
- XII. MOTION TO ADJOURN ..... 11:00 A.M.



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



## **V. EXECUTIVE DIRECTOR’S REPORT**

### **Metro and Washington County to celebrate opening of 81 affordable homes geared toward families in Aloha**

Metro and Washington County gathered on June 13, 2024, with local leaders and project partners to celebrate the opening of [Cedar Rising](#). There are now two affordable housing communities that have been completed in Aloha, and ten overall in Washington County, since voters passed the Metro affordable housing bond in 2018. Two more bond-funded developments are on track to open this year in the county.

With 50 of the 81 units built as two- and three-bedroom apartments, the new Cedar Rising complex is aimed at housing families. [BRIDGE Housing](#), a regional nonprofit, developed the project. Nonprofit [Hacienda CDC](#) will provide residents culturally specific youth and family services such as after-school programs, early childhood education, and housing stability assistance, with a focus on serving Latine and Asian communities that make up more than a third of Aloha’s population.

The property is one block from TV Highway, where Metro is planning for future high-capacity transit. “Not only is Cedar Rising focused on housing historically underserved communities, it’s also fighting displacement by providing opportunities for low-income families to stay in a great neighborhood with access to high-frequency public transit,” Metro Housing Director Patricia Rojas said.

Thirty-three apartments will be deeply affordable, reserved for residents earning 30% of the area median income or less, and the remainder will serve those earning 60% of the area median income or less.

The \$33.6 million project was made possible through public, private and nonprofit partnerships that include \$10.2 million from the voter-approved Metro affordable housing bond, \$500,000 in Washington County Housing Production Opportunity Funds, and \$450,000 from Metro’s Transit-Oriented Development program.

### **Approval of the FY 2024-2025 Housing Authority of Washington County Budget**

During the June 18<sup>th</sup> Housing Authority Board of Directors meeting, the Department of Housing Services presented the FY 2024-2025 Housing Authority operating budget and was approved by the Board of County Commissioners and the Housing Authority Board of Directors.

Our Department of Housing Services, including the Housing Authority, has two separate but intertwined budgets with funding from federal, state, and local sources, which brings the challenge of serving our community with responsible fiscal stewardship. The Finance, Accounting, and Budget (FAB)



team and our managers have worked since last October to land a budget that sets us for the future. This is the first year that many of our managers, including Executive level staff, have gone through the county's budget process together. I am grateful for the approach we took in empowering managers to assess and advocate for their programmatic goals and the staffing capacity needed to implement these goals throughout this budget process.

The last five years in the Department of Housing Services have seen significant initiatives – from implementing the Affordable Housing Bond and the Supportive Housing Services (SHS) Measure - to rolling out Tiered Rents and Moving to Work (MTW) initiatives. We've more than doubled our employee count, moved to a new building (and quickly outgrew it), and have welcomed a whole new executive team.

The theme for this year's budget is "Stabilization." We still have plenty of work and initiatives to tackle this year, but we're also taking the time to build out and ensure that our foundation is solid and sustainable for the future. We are preparing for significant growth in development and preservation activities, to create and preserve affordable housing, to build even more shelter capacity, and to recognize housing and service gaps in our community. We are also finalizing the rehab work on our affordable housing portfolio (now owned in tax credit partnerships) and embarking on the sales of 60 public housing units. We continue to lead in the region in ending and preventing homelessness, including our next phase of work to leverage Medicaid funding for our services, build out a transitional housing network, and invest in permanent homeless services infrastructure with access centers and more. We're finalizing a new vision and mission statement package, working on website improvements, and implementing new staff supports and policies.

Thank you again to our FAB team and Department managers for your work in crafting a budget that sets us up for success. I have no doubt that this Department will continue to do incredible things and I am truly honored to work with you all. Thank you for their dedication every day to providing our community with rent assistance, stable affordable housing, and pathways out of homelessness.



## **Project Turnkey Roundtable Hosted by Congresswoman Bonamici**

I am thrilled to inform you that some of the work we have done in Washington County to acquire and convert hotel or motels into shelter or permanent supportive housing has been modeled on a new federal legislation sponsored by Congresswoman Bonamici. This proposed legislation, called Project Turnkey Act, is calling for \$1 Billion to do similar work but across the country. On June 6<sup>th</sup>, Congresswoman Bonamici facilitated a round table that included our very own Jes Larson, Chair Kathryn Harrington, and other Washington County leaders to hear about how we've converted three former hotels into more than 200 units of shelter and housing in less than three years. We will provide the congresswomen our fullest support in this important legislation and here in Washington County, we will continue to pursue motel acquisition to meet our shelter and housing needs.



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

Molly Rogers

Executive Director



## **VI. RESOLUTIONS/ACTION ITEMS**

N/A

## **VII. STAFF LIASION UPDATE**

### **A. Housing Forum Discussion**

Bianetth Valdez, Program Coordinator, will provide information regarding our Housing Forum and lead a discussion reflecting on possible presenters, themes, topics of interest for the 2024 Housing Forum.

### **B. Meeting Updates**

Bianetth will present an update on the Housing Advisory Committee meeting schedule for the rest of 2024.

### **C. Listening Sessions**

Bianetth will present information on the Listening Sessions, hosted by the Housing Authority with the support of the Housing Advisory Committee and the Homeless Solutions Council, occurring in August 2024.

## **VIII. ONGOING BUSINESS**

### **A. Public Housing/Section 18 Disposition**

The disposition of 60 units of Public Housing is proceeding. HAWC has had fruitful discussions with HUD, provided second notices to impacted residents of their opportunity to purchase and will be engaging a relocation consultant to assist these residents. As part of this process, the Public Housing team is being resized to align with the drop in total units.

### **B. Development**

HAWC will be submitting funding applications to Oregon Housing and Community Service's (OHCS) Oregon Centralized Application (ORCA) for the Woodspring Resyndication and the Aloha 209 projects. Woodspring is a 172-unit project in Tigard for which HAWC purchased in 2023 with OHCS PuSH funds to retain the affordability after the tax credit affordability restrictions expired; a resyndication is required to address much deferred maintenance and extend the project's useful life. Aloha 209 is an 86-unit new construction project to be developed in unincorporated Washington County on a Metro site purchased in early 2024.



In addition, HAWC applied for and has been accepted into the OHCS Permanent Supportive Housing (PSH) Institute for the Elm Street PSH development and will be applying to PSH Institute for funding (capital, rental assistance, and service support) under the ORCA process.

## **IX. NEW BUSINESS**

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### **A. FY 2023-24 Quarter 3 Financial Report**

Michael Clarke, Finance Director, will provide a brief FY 2023-2024 Quarter 3 (Jan-March 2024) fiscal update, providing an overview on revenues and expenditures throughout the various departments within the Housing Authority.

### **B. Potential Metro Reform of Supportive Housing Services**

Nicole Stingh, Strategic, Initiatives and Relations Manager, and Erin Doyle, Senior Government Relations Manager, will present on the ongoing 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**

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### **A. Additional Department Updates**

#### **1. Homeless Services**

Washington County's Homeless Services Division provides quarterly updates to the Housing Services Division's advisory body. The next update will be provided in the September Housing Advisory Committee packet.

#### **2. Rental Assistance**

The Housing Choice Voucher Administration Plan was approved and adopted by the Housing Authority Board of Directors on June 18<sup>th</sup>. This update resulted in many regulatory changes from HUD that are every changing with implementation time. The Owner Services team launched the first Landlord Training to help train and support landlords and property agencies that work with any voucher subsidy in Washington County. There was great success with over 30 attendees for the launch. The in-person trainings will occur quarterly and the off months there will be a virtual option to continue engagement and support.



## Current Unit Allocations

Washington County Housing Services Department  
Rental Assistance Division  
May 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)	272	210	\$212,162.00	\$1,010.30
Foster Youth to Independence (FYI)	30	26	\$38,484.00	\$1,480.15
<b>Subtotal</b>	<b>3,034</b>	<b>2,844</b>	<b>\$3,309,872.00</b>	<b>\$1,163.81</b>
HUD Special Purpose Vouchers				
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
<b>Subtotal</b>	<b>297</b>	<b>254</b>	<b>\$332,243.00</b>	<b>\$1,308.04</b>
<b>HUD Total</b>	<b>3,331</b>	<b>3,098</b>	<b>\$3,642,115.00</b>	<b>\$1,175.63</b>

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
<b>Subtotal</b>	<b>1,940</b>	<b>1,479</b>	<b>\$2,549,258.77</b>	<b>\$1,723.64</b>
<b>Agency Total</b>	<b>5,271</b>	<b>4,577</b>	<b>\$6,191,373.77</b>	<b>\$1,352.71</b>

\*includes ORAY RLA

\*\*includes FC and ORAY DDH

## New Admissions by Race and Ethnicity

Washington County Housing Services Department  
Rental Assistance Division  
May 2024

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

New Lease Up Participants by Race		
Race	Count	%
American Indian	2	3%
Asian	2	3%
Black	5	7%
Missing race	0	0%
Multiple	3	4%
Pacific Islander	1	1%
White	55	81%
<b>Grand Total</b>	<b>68</b>	<b>100%</b>

New Lease Up Participants by Ethnicity		
Ethnicity	Count	%
Hispanic or Latina/o/e	16	24%
Not Hispanic or Latina/o/e	52	76%
Missing ethnicity	0	0%
<b>Total</b>	<b>68</b>	<b>100%</b>

New Lease Up Participants by Race and Ethnicity, Combined		
Hispanic or Latina/o/e	Count	%
American Indian	1	1%
Black	1	1%
Missing Race	0	0%
Multiple	0	0%
White	14	21%
Not Hispanic or Latina/o/e		
American Indian	1	1%
Asian	2	3%
Black	4	6%
Missing Race	0	0%
Multiple	3	4%
Pacific Islander	1	1%
White	41	60%
<b>Grand Total</b>	<b>68</b>	<b>100%</b>

New Lease Ups, Total Served*	
68	
New Lease Ups, Total Households	
54	

\*All household members



**3. Development**

**Regional Affordable Housing Bond**

Washington County continues to implement the Regional Affordable Housing Bond, approved by voters in November 2018. Washington County jurisdictions received \$192.2 million of the total bond funds, and they were divided up between Washington County (\$118.9 million), the City of Beaverton (\$31.8 million) and the City of Hillsboro (\$41.5 million).

**Project Goals**



**Completed**

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



**Under Construction**

Key	Project	Location	Expected Completion	# of Units
9	Altura	Beaverton	September 2024	75 units
10	Plambeck Gardens	Tualatin	November 2024	116 units

**In Planning**

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

**AHP4 Redevelopment**

The Housing Authority has embarked on comprehensive renovation of our affordable housing communities through AHP4 Phase I and Phase II preservation projects. Renovations include accessibility modifications, new plumbing, electricity, heating and ventilation systems, appliances and much more. These projects will preserve the affordability of these homes for decades into the future.

**Phase I**

Community	Location	Status	Cost Est.	# of Units
Bonita Villa	Tigard	Construction completed	\$18.9 MM	96 units
Parkside Apartments	Forest Grove	Construction completed	\$1MM	24 units
Villager Apartments	Forest Grove	Construction completed	\$6.1MM	36 units
Ridge at Bull Mountain	Tigard	Construction completed	\$11.9MM	96 units
Aloha Park Apartments	Beaverton	Final building ETA 10/31/24	\$10.9MM	80 units

**Phase II**

Community	Location	Status	Cost Est.	# of Units
Marilann Terrace	Hillsboro	Estimated completion 10/01/2024	\$4.3MM	18 units
Holly Tree Apartments	Beaverton	Estimated completion 12/01/2024	\$17.8MM	140 units
Tarkington Square	Hillsboro	Estimated completion 11/15/2024	\$9MM	48 units
Cornelius Village	Cornelius	Estimated completion 04/01/2025	\$3.1MM	14 units



**XI. MEMBER SUGGESTED FUTURE DISCUSSIONS**

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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**

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