



# HOUSING ADVISORY COMMITTEE

## MEETING AGENDA AND INFORMATION PACKET

**THURSDAY, October 24, 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 each of us 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**

To achieve our vision of a community where everyone has an affordable home with the supports and opportunities they need to thrive, we must work to advance racial equity. Communities of color have been systematically excluded from opportunities to own property, achieve financial security, and create generational wealth through centuries of racist and unjust policies and practices. Washington County residents also face barriers to housing because of other characteristics such as immigration status, disability, and age.



Eliminating these disparities requires that we address barriers that create inequities in housing opportunity while prioritizing services to populations disproportionately impacted by these disparities. We will deploy intentional strategies to advance racial equity while working to increase access to housing opportunities for all who face barriers to housing in our community.



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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. September 26, 2024..... 9:10 A.M.
- V. EXECUTIVE DIRECTOR’S REPORT
  - A. Executive Director Report..... Page 5 9:15 A.M.
- VI. RESOLUTIONS / ACTION ITEMS
  - A. Vote to Elect the 2025 HAC Chair and Vice Chair.....Page 7 9:30 A.M.
- VII. STAFF LIASION UPDATE
  - A. December Luncheon..... Page 7 9:50 A.M
  - B. Reminders/Updates
- VIII. ONGOING BUSINESS
  - A. Housing Forum ..... Page 7 10:00 A.M.
  - B. Financial Update ..... Page 7 10:10 A.M.
- IX. NEW BUSINESS
  - A. N/A..... Page 7
- X. DEPARTMENT UPDATES AND Q&A
  - A. Rental Assistance Division Update.....Page 7 10:20 A.M.
  - B. Additional Department Updates (See Department Written Reports) ..... Page 7 10:40 A.M.
- XI. MEMBER SUGGESTED FUTURE DISCUSSIONS..... Page 13 10:45 A.M.
- XII. MOTION TO ADJOURN..... Page 14 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**

### **Appreciation for Renee Brouse**

Thank you to Renee Brouse for serving as the Chair for the Housing Advisory Committee for the last year. We honor your commitment and dedication to serving your community and supporting the work of the Housing Authority of Washington County. We appreciate your leadership and support in chairing this group and look forward to seeing you continue being a pillar of leadership in your community.

### **Section 18 Disposition Framework**

Thank you to the Housing Advisory Committee for their input and guidance during the September 26<sup>th</sup> HAC meeting, regarding the Section 18 Disposition Framework. The Disposition Framework was approved by the Housing Authority Board of Directors (HABOD) on Oct. 1, 2024. Based on HAC member feedback, the following program change was incorporated: the term of subsidy forgiveness now starts at year five with 20% forgiveness and in year 15 the subsidy is 100% forgiven.

### **Housing Choice Voucher Program Celebrates 50<sup>th</sup> Anniversary**

On October 16, 2024, Washington County joined in the national celebration for the 50th anniversary of the Housing Choice Voucher Program. Thanks to this crucial federal funding, Washington County can currently help 2,732 low-income families, individuals, seniors, and people with disabilities pay their monthly rent in privately owned apartments or houses.

### **Board Approves Metro Funds for Heartwood Commons**

Heartwood Commons is a newly renovated 3-story 54 studio-unit property that converted the former Aloha Quality Inn motel into an apartment complex that provides long-term supportive housing for Washington County's formerly homeless residents. The Housing Authority of Washington County purchased the motel in January 2021 with plans in place to provide Permanent Supportive Housing. Phase 1 acquisition and conversion occurred from 2021-2023. On October 15<sup>th</sup>, the Board of County Commissioners approved \$3.5 million for the renovation of Heartwood Commons, which will address livability and building systems not covered in the initial conversion. The rehab will include roof replacement, windows replacement, exterior stucco replacement, plumbing re-pipe, ADA access, common areas/hallways HVAC, common areas redesign for safety and usability, and landscaping. The construction time is expected to start in mid-2025 and last up to 12 months.



**World Homeless Day**

On October 10<sup>th</sup>, the Board of County Commissioners recognized World Homeless Day . This international day serves as a platform to advocate for improved policies and funding that can help prevent and end homelessness. World Homeless Day also aims to raise awareness about the needs of people who currently experience homelessness and promote work in local communities to alleviate suffering and prevent death. It is important to call out that homelessness disproportionately impacts Black, Indigenous, and People of Color, the LGBTQIA community, and youth exiting foster care and as such requires the response of Washington County to center our most vulnerable and marginalized community members with equitable and inclusive solutions. Here in Washington County, we are proud of the work underway towards a future where homelessness is brief, rare, and nonrecurring in our community.

Molly Rogers  
Executive Director



## VI. RESOLUTIONS/ACTION ITEMS

### A. Elections & Nominations: Vote to Approve the 2025 HAC Chair & Vice Chair

Members will vote to approve the Chair and Vice Chair members for the 2025 Housing Advisory Committee meetings.

## VII. STAFF LIASION UPDATE

### A. December Luncheon

Bianetth will present information regarding the December Luncheon.

### B. Reminders/Updates

Bianetth will share reminders and updates regarding upcoming meetings and logistical updates.

## VIII. ONGOING BUSINESS

### A. Housing Forum

Staff will provide an update on the Housing Forum, occurring on November 22, 2024.

### B. Financial Update

Michael Clark, Finance Director, will provide a Quarterly Financial update.

## IX. NEW BUSINESS

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A. N/A

## X. DEPARTMENT UPDATES AND Q&A

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### A. Rental Assistance Division Update

Liz Morris, Rental Assistance Division Manager, will provide a program update for the Rental Assistance Division at the October HAC meeting.

### B. Additional Department Updates

#### 1. Homeless Services

The Homeless Services team provides quarterly updates to the Housing Advisory Committee. The next update will be in January 2025.



## 2. Rent Assistance

HUD Programs				
HUD Allocated Units				
Program	ACC	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Housing Choice Voucher (HCV)	2,732	2,579	\$3,184,387.00	\$1,234.74
Veterans Affairs Supportive Housing (VASH)	272	218	\$222,842.00	\$1,022.21
Foster Youth to Independence (FYI)	30	31	\$43,607.00	\$1,406.68
<b>Subtotal</b>	<b>3,034</b>	<b>2,828</b>	<b>\$3,450,836.00</b>	<b>\$1,220.24</b>
HUD Special Purpose Vouchers				
	ACC	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Mainstream Vouchers	208	169	\$219,384.00	\$1,298.13
Emergency Housing Voucher (EHV)	89	82	\$118,398.00	\$1,443.88
<b>Subtotal</b>	<b>297</b>	<b>251</b>	<b>\$337,782.00</b>	<b>\$1,345.75</b>
<b>HUD Total</b>	<b>3,331</b>	<b>3,079</b>	<b>\$3,788,618.00</b>	<b>\$1,230.47</b>

State and Regional Awards				
	Target Households	Unit Months Leased	Monthly HAP Expense	Monthly HAP per Household
Regional Long-Term Rental Assistance (RLRA)	1,650	139	\$2,052,000.20	\$14,762.59
SHS Rapid Rehousing (SHS RRH)*	700	388	\$523,365.00	\$1,348.88
OR Long Term Rental Assistance (LTRA)	TBD	109	\$358,700.00	\$3,290.83
OR Rapid Rehousing (ORI RRH)	TBD	2	\$532.00	\$266.00
<b>Subtotal</b>	<b>2,350</b>	<b>638</b>	<b>\$2,934,597.20</b>	<b>\$4,599.68</b>
<b>Agency Total</b>	<b>5,681</b>	<b>3,717</b>	<b>\$6,723,215.20</b>	<b>\$1,808.77</b>

\*includes ORAY RRH





## New Admissions by Race and Ethnicity

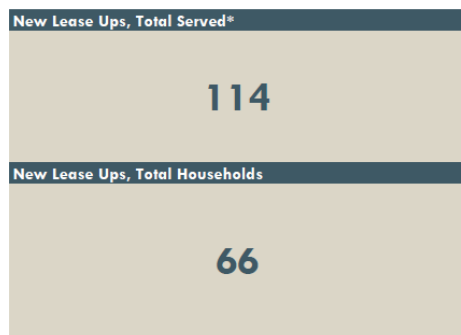
Washington County Housing Services Department  
Rental Assistance Division  
September 2024

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	5	4%
Black	6	5%
Missing race	1	1%
Multiple	6	5%
Pacific Islander	9	8%
White	86	75%
<b>Grand Total</b>	<b>114</b>	<b>100%</b>

New Lease Up Participants by Ethnicity		
Ethnicity	Count	%
Hispanic or Latina/o/e	16	14%
Not Hispanic or Latina/o/e	97	85%
Missing ethnicity	1	1%
<b>Total</b>	<b>114</b>	<b>100%</b>

New Lease Up Participants by Race and Ethnicity, Combined		
Hispanic or Latina/o/e	Count	%
American Indian	0	0%
Black	1	1%
Missing Race	0	0%
Multiple	1	1%
Pacific Islander	0	0%
White	14	12%
Not Hispanic or Latina/o/e		
American Indian	1	1%
Asian	5	4%
Black	5	4%
Missing Race	1	1%
Multiple	5	4%
Pacific Islander	9	8%
White	72	62%
<b>Grand Total</b>	<b>114</b>	<b>100%</b>



\*All household members

### 3. Public Housing

#### Operations

The Housing Authority owns and operates 244 units of public housing. Current occupancy rate for the Public Housing portfolio is 95.08%.

Current initiatives include:

- Inspections of 100% of the portfolio with a target completion date by the end of December 2024
- Energy audits of the entire portfolio to capture Energy Trust of Oregon incentives

#### Section 18 Disposition

In October the Public Housing team finalized the Section 18 disposition plan and signed a contract with a resident relocation consultant.

This program is progressing through significant milestones:

- The Disposition Framework was approved by the Housing Authority Board of Directors (HABOD) on Oct. 1, 2024. Based on HAC member feedback, the following program change was



incorporated: the term of subsidy forgiveness now starts at year five with 20% forgiveness and in year 15 the subsidy is 100% forgiven.

- An RFP for Principal Broker Services was posted on OPENGOV Procurement on Oct. 9, 2024, and will close on Nov. 1, 2024. The broker will represent HAWC in the sale of the 60 Section 18 public housing units. Please share with any local brokers you know: [Project overview \(opengov.com\)](#)
- In September and October, all Section 18 units were inspected with the goal assessing them for market readiness. Next month a comprehensive maintenance and repair plan will be established to streamline the sales process and meet homebuyer lender requirements.
- HAWC awarded the relocation contract to DDV Consulting Services, Inc. and a kickoff meeting was conducted on October 14, 2024.
- HAWC informed HUD of the program framework this week and a meeting is scheduled between HAWC and HUD to discuss next steps in late October.

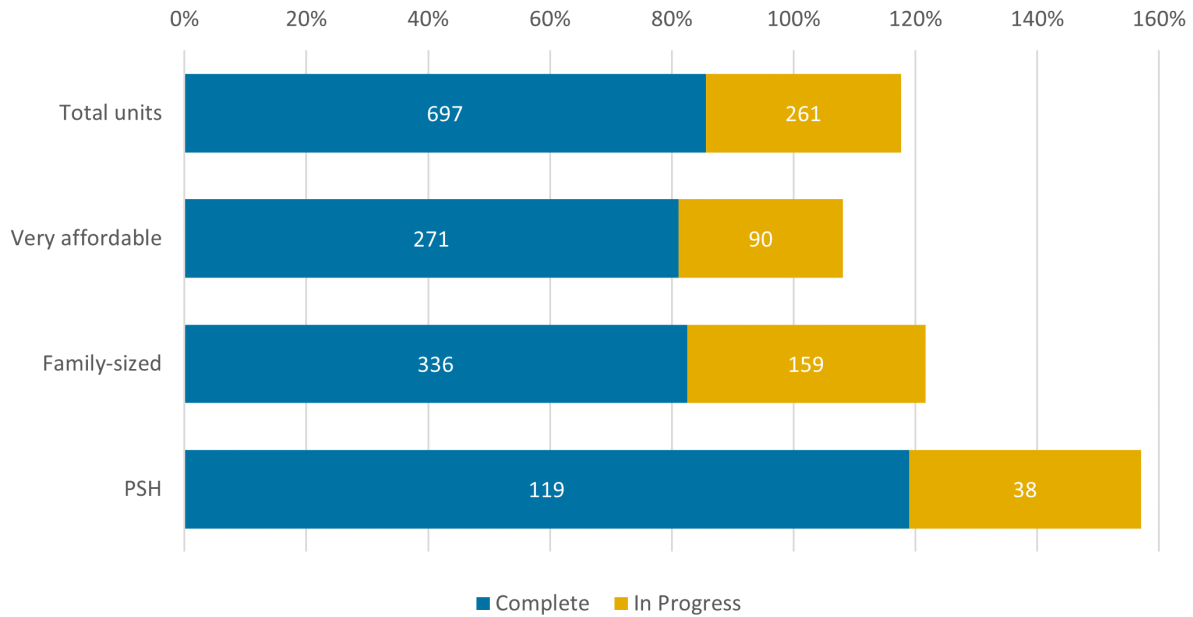
#### 4. Development

##### **Regional Affordable Housing Bond**

Washington County continues to implement the Regional Affordable Housing Bond, approved by voters in November 2018, for a total of \$118.9 million. Utilizing these funds, Washington County is now a lender to a total of 11 developments comprised of 958 affordable units and has met or exceeded all of its production goals.



**Regional Affordable Housing Bond Production Goals**



**Regional Affordable Housing Bond – Completed, Under Construction, In Predevelopment**

**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
9	Altura	Beaverton	August 2024	75 units



**Under Construction**

Key	Project	Location	Expected Completion	# of Units
10	Plambeck Gardens	Tualatin	January 2025	116 units

**In Predevelopment**

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

**HAWC Development Pipeline**

The HAWC development pipeline includes a total of seven projects. The AHP 1 and 2 properties are in construction and account for over half the total units in the pipeline with construction completion anticipated between October 2024 and April 2025. Woodspring Apartments, a preservation acquisition/rehab, and Aloha 209, a new construction development, are both in the predevelopment financing phase. Woodspring is presently under consideration for financing in the OHCS managed pipeline and scheduled for September 2025 construction financing closing. On October 15, BCC recommended to Metro the Final Approval of an additional \$3.5 million for the renovation of Heartwood Commons, a permanent supportive hotel conversion property.

**HAWC Development Pipeline**

Property Name	Phase	Deal Type	# Units
AHP Phase 1 (332 Units)	Construction	Rehab	
Bonita Village	Completed	Preservation	96
Parkside Apartments	Completed	Resyndication	24
Villager	Completed	In Operations	36
The Ridge (Colonies)	Completed		96
Aloha Park	Construction - Final building ETA 12/1/24		80
AHP Phase 2 (260 Units)	Construction	Rehab	
Marilann Terrace	Estimated completion 10/01/2024	Preservation	18
Holly Tree Apartments	Estimated completion 12/01/2024	Resyndication	140
Tarkington Square	Estimated completion 11/15/2024	In Operations	48
Amberwood	Estimated completion 12/01/2024		40
Cornelius Village	Estimated completion 04/01/2025		14



Woodspring Apartments	Predev - Financing	Acq/Rehab Preservation Resyndication In Operations	172
Aloha 209	Predev - Financing	New Construction	86
Heartwood Commons	Predev - Financing	Acq/Rehab - Phase 2 PSH In Operations	54
Elm Street	Early Predev	New Construction	TBD
NW Brugger Road	Early Predev	New Construction	TBD

The Bethany Meadows preservation project of 340 units is slated to close this month.

**Asset Management**

The affordable non-public housing owned and operated by the Housing Authority and Washington County is comprised of 891 units at 16 sites (“portfolio”). As of October 11, 2024, the portfolio occupancy rate is 91.1%. Nearly half of the vacancies are related to construction at AHP Phase 1 and AHP Phase 2.

<b>Occupancy Data</b>	<b>Units</b>	<b>Percent</b>
Total Units	891	100%
Total Occupied	812	91.1%
Vacancies - Regular	44	4.9%
Vacancies - Construction-Related	35	3.9%

**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**

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