



# **H**OUSING **A**DVISORY **C**OMMITTEE



**Thursday, May 23, 2019  
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*



## TABLE OF CONTENTS

**AGENDA**..... Page 4

**APPROVAL OF MINUTES** ..... Page 5

**DISCUSSION**..... Page 5

**EXECUTIVE DIRECTOR’S REPORT** ..... Page 5

**STAFF REPORTS**

    A. Financial Statement ..... Page 6

    B. Section 8 and Low Rent Public Housing ..... Page 7

    C. Affordable Housing..... Page 10

    D. Programs and Special Projects..... Page 11

    E. Report on Homelessness..... Page 13

    F. Housing Affordability/Development Initiatives ..... Page 14

**OLD BUSINESS**..... Page 17

**NEW BUSINESS**..... Page 17

**RESOLUTIONS/ACTION ITEMS**..... Page 18

**ADJOURNMENT** ..... Page 18

Next Meeting:

**June 27, 2019**

<b>2019 HAC Schedule</b>
Thursday, May 23 - Budget
Thursday, June 27
Thursday, July 25 – No Meeting
Thursday, August 22
Thursday, September 26
Friday, October 4, 11 or 18 - Retreat
Thursday, November 21
Friday, December 6 or 13 - Luncheon



**HOUSING ADVISORY COMMITTEE**  
**Department of Housing Services**  
**Juvenile Services Building Room 258**  
**May 23, 2019 at 9:00 A.M.**

**AGENDA**

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
  - A. April 25, 2019, Meeting Minutes
- III. DISCUSSION - ORAL COMMUNICATIONS and MEMBER UPDATES**
- IV. EXECUTIVE DIRECTOR’S REPORT**
- V. STAFF REPORTS**
  - A. Financial Statements
  - B. Section 8 and Low Rent Public Housing
  - C. Affordable Housing
  - D. Programs and Special Projects
  - E. Report on Homelessness
  - F. Housing Affordability/Development Initiatives
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. RESOLUTIONS/ACTION ITEMS**
- IX. ADJOURNMENT**



**I. ROLL CALL**

**II. ACTION – APPROVAL OF MINUTES**

A. April 25, 2019 Minutes

**III. DISCUSSION**

**MEMBER UPDATES**

**IV. EXECUTIVE DIRECTOR’S REPORT**

The second draft of the Metro Bond Local Implementation Strategy (LIS) County will be presented at the Board of County Commissioners’ worksession on May 28. The Commissioners’ first public review of the Local Implementation Strategy took place on April 23; this second draft incorporates comments from the extensive outreach conducted by staff. Staff also presented information about Washington County’s LIS at cities throughout Washington County as well as the Planning Commission and the Washington County Committee for Community Involvement. Additionally, work continues on the Phase One project. Please see pages 17-18 of this packet for our regular update on the Metro Bond.

Assistant Director Joshua Crites submitted the Moving to Work (MTW) letter of interest and also submitted a grant application to Meyer Memorial Trust for homeless services and capacity building with our partners.

Annette Evans hired a new Program Specialist to work on the Continuum of Care Programs. We’ll also be recruiting for a front desk position, an occupancy specialist for an employee retirement, and also for Melanie Fletcher’s position. Ms. Fletcher is leaving us after 25+ years for a compliance position at the Salem Housing Authority. We will miss her greatly!

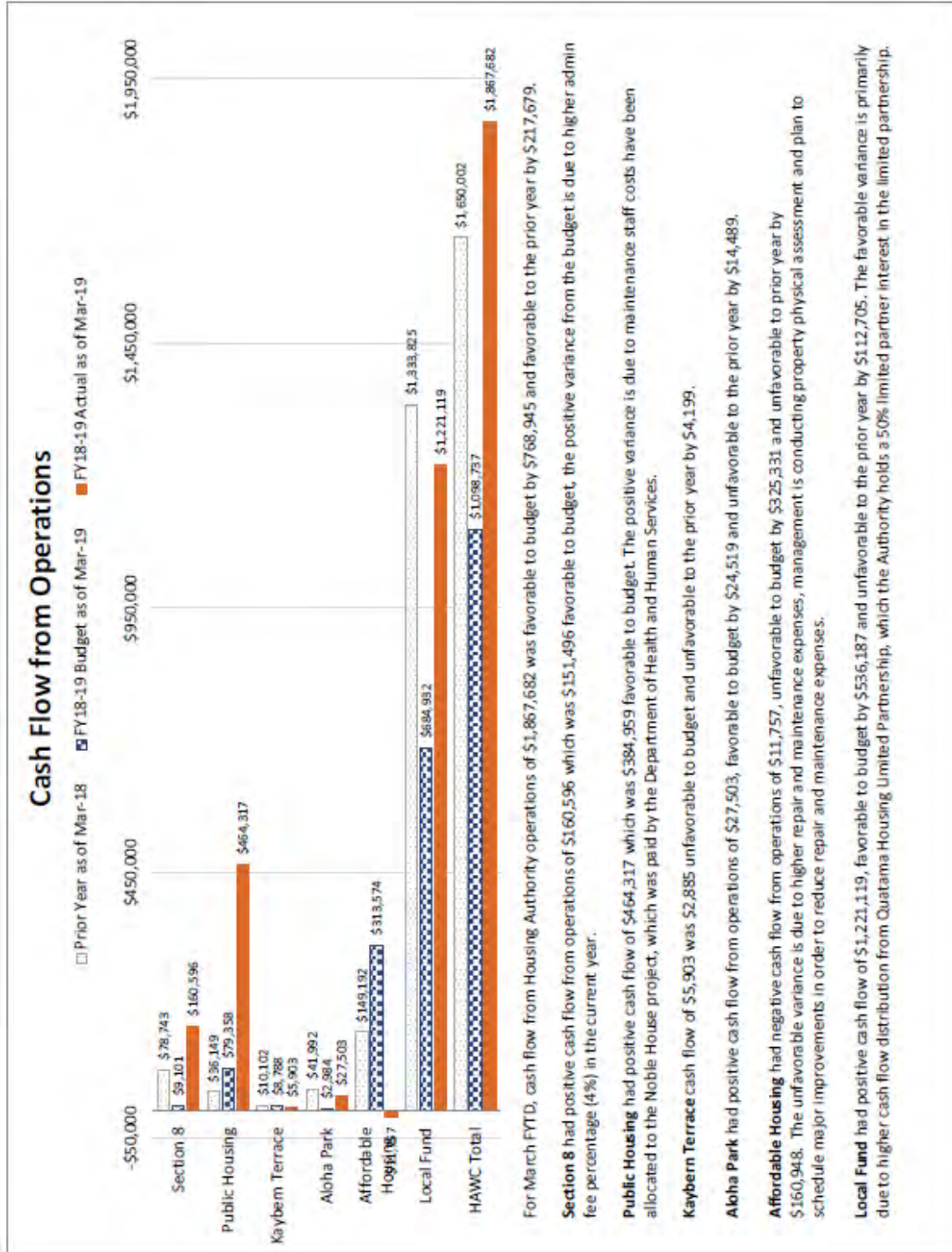
The FY2019-2020 Budget process is in full swing. We have our annual HAWC budget report for the HAC review at this month’s meeting.

Thank you,

Komi Kalevor  
Secretary/Executive Director



V. STAFF REPORTS  
A. Financial Statement  
1. Financial Report to the Housing Advisory Committee  
March 2019





**V. STAFF REPORTS**  
**B. Section 8 and Low Rent Public Housing**  
**1. Section 8 Waiting List**  
*April 2019*

<b>Wait List Time Based on # of HH Members</b>											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	644	246	239	122	67	42	11	7	3	1	<b>1,382</b>
Average Days	1,451	1,451	1,451	1,451	1,451	1,451	1,451	1,451	1,451	1,451	1,451

<b>Wait List Based on Gender</b>			
Gender	Female	Male	Total
Total	983	399	<b>1,382</b>

<b>Wait List Based on Race</b>								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	26	42	343	17	803	84	67	<b>1,382</b>

<b>Wait List Based on Ethnicity</b>				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	218	1,164	0	<b>1,382</b>

<b>Wait List Based on HH Type</b>					
Type	Disabled	Elderly	Family	Other	Total
	402	151	586	225	<b>1,382</b>

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



**WASHINGTON COUNTY**  
**OREGON**

**V. STAFF REPORTS**  
**B. Section 8 and Low Rent Public Housing**  
**2. Public Housing Average Vacancy Days**  
*Fiscal Year-to-Date*  
April 2019

		Vacant Units This Month	Vacancy Days This Month	Average Vacancy Days Per Unit This Month	Total Vacant Units (FY cumulative total)	Total Vacancy Days (FY cumulative total)	Total Average Vacancy Days Per Unit (FY cumulative total)
<b>FY 2017-18</b>							
July	2017	2	32	16.00	2	32	16.00
August	2017	2	36	18.00	4	68	17.00
September	2017	2	44	22.00	6	112	18.67
October	2017	3	49	16.33	9	161	17.89
November	2017	2	29	14.50	11	190	17.27
December	2017	2	32	16.00	13	222	17.08
January	2018	3	53	17.67	16	275	17.19
February	2018	0	0	0.00	16	275	17.19
March	2018	1	25	25.00	17	300	17.65
April	2018	4	88	22.00	21	388	18.48
May	2018	3	70	23.33	24	458	19.08
June	2018	1	15	15.00	25	473	18.92
<b>FY 2018-19</b>							
July	2018	2	33	16.50	2	33	16.50
August	2018	0	0	0.00	2	33	16.50
September	2018	2	28	14.00	4	61	15.25
October	2018	3	68	22.67	7	129	18.43
November	2018	1	22	22.00	8	151	18.88
December	2018	2	46	23.00	10	197	19.70
January	2019	1	33	33.00	11	230	20.91
February	2019	1	18	18.00	12	248	20.67
March	2019	1	23	23.00	13	271	20.85
April	2019	1	10	10.00	14	281	20.07





V. STAFF REPORTS  
B. Section 8 and Low Rent Public Housing  
3. Operational Performance Measures

**SECTION 8 AND LOW RENT PUBLIC HOUSING**

a) Section 8 Waiting List: HAWC’s waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 1,382 households on the waitlist for April (March report: 1,806).

b) Public Housing Average Vacancy Days: Average vacancy days for the month of April 2019 was at 10.0 (March – 23.0). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 20.1 days through April 2019. HUD rates 20 days or below as an “A”.

c) Occupancy Rates:

Public Housing: April 99.6% (March report – 99.6%)

Section 8: April 87.9% (March report – 88.2%)

We had 2,552 vouchers leased up in April (March report – 2,561). Our Annual Contributions Contract (ACC) is 2,903<sup>1</sup> vouchers, so we need to lease up 351 vouchers to reach our authorized capacity. (This includes 30 VASH, 45 Mainstream, and 208 allocated PBVs.)

HAWC issued 17 vouchers in April. There are 51 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 94.80%<sup>2</sup>. Our goal of budget authority is 95% minimum.

d) 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 December, 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	2.54 hrs.	3 hrs.	24 hrs.
Routine WO's	0.26 days	6 days	25 days

<sup>1</sup> Although the housing authority has 2,903 vouchers allocated, due to the utilization of funds (see footnote 2 below) HAWC cannot issue this many vouchers.

<sup>2</sup> The cumulative utilization of HAWC’s annual budget authority for 2018 is 98.5%. This number should be maintained between 95%-100%; if consistently near 100% the housing authority must engage with HUD’s shortfall prevention team. It is in HAWC’s best interest to be at or near 98% of utilization.



**V. STAFF REPORTS**  
**C. Affordable Housing**

**AFFORDABLE HOUSING**

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

Total Occupancy: 98.4% (10 vacancies/629 units)

- a) Local Fund Properties (managed by HAWC and/or contractors) 100% (0 vacancies/13 units).
- b) Affordable Housing Properties (managed by Infinity): 98.7% (7 vacancies/524 units)
- c) Kaybern Terrace (managed by Infinity): 100% (0 vacancies/12 units)
- d) Aloha Park (managed by Infinity): 96.3% (3 vacancy/80 units)

The 711 units at Quatama Crossing co-owned in a partnership with the Tudor Foundation and managed by Simpson Property Management are not included, nor are the 236 units at Sunset View in partnership with Pedcor, Inc.

**MAINTENANCE ACTIVITIES**

Turnovers:

- Maintenance turned over one (1) Public Housing Unit.
- All repairs, painting, landscaping and flooring were completed by Housing Staff on the turned over units.

Special Projects:

- Cleaning services were performed at one (1) Public Housing unit.
- Flooring services were performed at one (1) Public Housing unit.
- Pest control services were performed at two (2) Public Housing units.
- Reported 496 year-to-date non-emergency work orders have been completed in an average of 20.35 days.
- Reported 99% of 114 year-to-date emergency work orders completed within 24 hours.



V. STAFF REPORTS  
D. 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.

As of: 5/7/2019			Wait List Preference: Chronically Homeless		Wait List Preference: 30% MFI or Lower		Special Needs		Project-Based VASH	
Sponsor	Project	Location	Awarded	Project-Based	Awarded	Project-Based	Awarded	Project-Based	Awarded	Project-Based
Allied Argenta	Fir Crest Manor	Beaverton			14	14				
Bienestar	Cornelius Place	Cornelius			11	11				
Bridge Meadows	Bridge Meadows Beaverton	Beaverton			8	8				
CPAH	Barcelona	Beaverton			8	8				
CPAH	Cedar Grove	Beaverton			8					
CPAH	The Knoll*	Tigard	10	10					2	2
CPAH	Red Rock Creek	Tigard			24					
LifeWorks NW	Tom Brewer House	Beaverton					13	13		
Luke-Dorf	Housing TEAM / SAMHSA	Multiple Locations	5	5						
Luke-Dorf	PLUSS Apartments	Tigard					12	12		
Northwest Housing Alternatives	Alma Gardens	Hillsboro			8	8			6	3
Northwest Housing Alternatives	Pomeroy Place	Aloha			15	15			5	5
Pedcor	Sunset View	Aloha			24	24				
REACH CDC	Orchards at Orenco (Phases 1-3)	Hillsboro			24	24				
	<b>Totals:</b>		<b>15</b>	<b>15</b>	<b>144</b>	<b>112</b>	<b>25</b>	<b>25</b>	<b>13</b>	<b>10</b>
	<b>Total Awarded:</b>		<b>197</b>							
	<b>Total Project-Based:</b>		<b>162</b>							

**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.



Participant Information:

- Total current FSS households: 72
  - 57 Section 8 participants
  - 15 Public Housing participants
- Total Escrow Balance: \$354,202.30
- Highest Escrow Balances:
  - \$28,989.93 Section 8
  - \$19,772.03 Public Housing

Program Update

- FSS is enrolling now from FSS waiting list. Goal is to increase total enrollment to over 75 participants before the end of the fiscal year on June 28, 2019.

**HCV PROGRAM UPDATE**

- Started the issuance of Mainstream (Non-Elderly/Disabled) Vouchers in March 2019.
- Updated Administrative Plan approved by the HABOD on May 7, 2019.



**V. STAFF REPORTS**  
**E. Report on Homelessness**

**PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES**

- *Clover Court* is a 6-unit new construction project under development. Site excavation, retaining wall, environmental dry well, and foundation of units are complete. Completion of construction and occupancy anticipated in September 2019. <https://www.co.washington.or.us/housing/proposed-clover-court-development.cfm>
- *Tri-County Equitable Housing Strategy to Expand Supportive Housing for People Experiencing Chronic Homelessness* implementation phase is being coordinated by Context For Action. A racial equity lens is integrated into the Workgroups focused in areas of Metro Bond Alignment, Medicaid/Service Funding and Regional Convening Body. <https://www.csh.org/resources/tri-county-equitable-housing-strategy-to-expand-supportive-housing-for-people-experiencing-chronic-homelessness/>
- *Meyer Memorial Trust Application* prepared by Josh Crites will seek \$250,000 to fund flexible dollars to provide housing stabilization services for homeless in permanent supportive housing programs.
- *Regional Supportive Housing Discussion* with health care to create systems change and resources to assist homeless older adults (age 50+) experiencing severe mental illness to access permanent housing with wrap-around services.

**HOMELESS SYSTEM FUNDING AND REPORTING**

- *Federal FY2018 System Performance Measurements (SPM)* has been reviewed by the HSSN At-Large and the CoC Board, with approval to submit to HUD by 5/31/19. Increased performance includes “Exits to Permanent Housing with Reduced Returns to Homelessness (Recidivism)”, “Increased Employment and Income Growth”, and “Increased Placement to Temporary or Permanent Housing from Street outreach”. Declining performance is noted in the areas of “Reducing Length Of Time Homeless (LOT)” as a result of longer stays in shelter and safe haven beds, “Reducing Number of Homeless People in shelter, safe haven and transitional housing” as a result of increased shelter bed capacity provided by Family Promise of Beaverton, and “Reducing Number of People Experiencing First Time Homelessness”.
- *FY2019 CoC Program Application* has not yet been released, but anticipated in the coming weeks. A Request For Proposal (RFP) will be released to seek new projects to address gaps in the continuum system for targeted populations. Notice will be published online at <https://www.co.washington.or.us/Housing/EndHomelessness/homeless-programs-and-events.cfm>

**EDUCATION AND COMMUNITY ENGAGEMENT**

- *BIZ Academy* was hosted on 4/25/19 and included contractors and community members interested in building affordable housing. The Homeless Plan Advisory Committee (HPAC) is working with the business sector to leverage greater understanding and support in socioeconomic factors that lead to homelessness; e.g. employment opportunities, access to affordable housing. Register at <http://besthq.net/calendar>



- *Here Together* is a nonprofit organization working in collaboration with service providers, local government, businesses and the philanthropic community to significantly reduce homelessness in the tri-county region by promoting solutions that work. <https://heretogetheroregon.org/>

## STAFF REPORTS

### F. Housing Affordability/Development Initiatives

*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.*

#### **HOUSING DEVELOPMENT**

##### **Staff**

Komi Kalevor serves as Department Lead on affordable housing development projects in our pipeline. This includes overseeing the development process for the 120-unit Willow Creek Crossing project in Hillsboro and the 264-unit Fields Apartments in Tigard. In coordination with Asset Manager Gary Calvert, he oversees acquisition of surplus and foreclosed property for conversion to affordable housing. He coordinates essential communication with the State, other jurisdictions and funding entities, and local developers.

Shannon Wilson is our Housing Development Coordinator. She assists Mr. Kalevor with facilitating and encouraging accelerated affordable housing development in the County including affordable housing owned by the Housing Authority.

Melisa Dailey, as our Affordable Housing Program Coordinator, facilitates awareness of affordable housing tools and strategies, and participates on the three Metro Equitable Development Housing grant teams associated with City of Beaverton, City of Tigard-Portland, and Washington County. She also oversees the Nonprofit Corporation Low-income housing property tax exemption (ORS 307:540-548) for Washington County.

#### **POLICY - EQUITABLE HOUSING ORDINANCES**

The equitable housing study conducted by Washington County, *Equitable Housing Site Barriers and Solutions* (2018), was funded by Metro and adopted by the Board of County Commissioners on June 5, 2018. The ordinance changes/updates recommended in the report will be implemented over the next two to three years during Washington County's "ordinance season". The scheduled 2019 ordinances are:

- ◇ **2019 Ordinance Work Program**
  - Revise/update ADUs
  - Revise Cluster Housing Standards



- Revise/Update Planned Development Open Space standards
- Residential density bonus for affordable units in mixed/market developments plus other possible incentives

### **Washington County Community Development Code (CDC): Changes in 2018**

Ordinance 832 - Portions of the Community Development Code (CDC) needed to be updated to better comply with Fair Housing best practices, as well as state and federal laws and regulations. Work in 2018 included updates to the County's group care definitions and requirements, including the list of group care types. The County also considered temporary day/overnight homeless shelter operations at religious institutions as a type of group care that serves populations entitled to Fair Housing protections. **(Approved at the Sept. BOCC meeting.)**

Ordinance 841- The ordinance is an alternative land use review option for certain regulated affordable housing and amends the CDC to provide both site development flexibility and density bonuses to encourage and facilitate regulated affordable housing development inside the Urban Growth Boundary (UGB).

Ordinance No. 841 provides an alternative land use review option that allows for the following:

- ◇ *Through Type II review –*
  - Density increase up to 30 percent
  - Building height increase
  - Lot dimension, setback and landscaping reductions
  - Increased flexibility in parking provisions
  - Waiver of limitation allowing residential uses only above ground floor non-residential uses (in certain districts where normally applies)
- ◇ *Through Type III review –*
  - Density increase up to 50 percent
  - Applicant's proposal of alternatives to certain district provisions of the CDC, regarding building façades and parking areas/structures, when alternatives will otherwise provide for pedestrian-oriented/transit-oriented design
  - Exemption from certain denial criteria, consistent with exemptions for similar Type III uses

**(Approved at the Sept. 18 BOCC meeting)**

Ordinance 842- proposed limited amendments to the CDC to facilitate development of housing. The ordinance amended certain setbacks within three districts, corrects/clarifies standards of the Transit-Oriented: Retail Commercial (TO:RC) district related to day care facility classification and housing, reduces certain landscape area requirements, allows omission of sidewalk on one side of a private street in some cases, reduces minimum residential driveway widths, and updated related parking standards. **(Approved at the Sept. 18 BOCC meeting)**



### HAWC Development Projects

**Project Status:** Under construction.

Willow Creek Crossing (Hillsboro)			
<b>Housing Units:</b> 120		<b>Commercial:</b> 1,725 SF	
38 Studio	71 1BR	11 2BR	
<b>Ownership:</b> Partnership of Housing Authority/DBG		<b>Total Project Costs:</b> \$31.9M	
		<b>Funding:</b> \$4.6M LIFT; LIHTC; Conduit Bonds	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>• Construction start: August 2018. April 30 – 45.9% complete.</li> <li>• Recommended for \$300,000 grant by City of Hillsboro. Approved by City Council on 5/15.</li> <li>• Award of \$500,000 in Transit Oriented Development funds from Metro is committed.</li> <li>• Received \$250,000 grant for construction from Meyer Memorial Trust</li> </ul>			

**Project Status:** Under construction.

Fields Apartments (Tigard)			
<b>Housing Units:</b> 264			
~100,000 SF GFA	128 1BR	104 2BR	32 3BR
<b>Ownership:</b> Partnership of Housing Authority/DBG		<b>Total Project Costs:</b> \$60.4	
		<b>Funding:</b> \$9.8M LIFT; LIHTC; Conduit Bonds	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>• Construction start: August 2018. April 30 – 9.3% complete.</li> </ul>			

**Project Status:** Pipeline project.

SW 170th (Beaverton)	
<b>4 Single Family Homes (Workforce Rental Housing)</b>	
<b>Ownership:</b> Housing Authority	<b>Total Project Costs:</b> \$
<b>Project Update:</b>	
<ul style="list-style-type: none"> <li>• Properties are Washington County surplus land</li> <li>• 4 R-5 lots Single Family. May look at higher density; Unit size/type/development costs unknown</li> <li>• Target 80% MFI</li> </ul>	

### Partner Development Projects

**Project Status:** Completed. Lease-up is on-going.

Orchards at Orenco III (Hillsboro)			
<b>Housing Units:</b> 52		<b>Project Based Vouchers:</b> 8	
0 Studio	0 1BR	33 2BR	19 3BR
<b>Ownership:</b> REACH CDC / Housing Authority Limited Partner		<b>Total Project Costs:</b> \$14.8M	
		<b>Funding:</b> LIHTC; HOME; OAHTC; E Trust of Oregon	
<b>Project Update:</b>			

**Project Status:** Under construction.

Clover Court (Beaverton)	
<b>6 Housing Units (Permanent Supportive Housing)</b>	
6 Studios in 3 Duplexes	
<b>Ownership:</b> DHS/Luke-Dorf, Inc.	<b>Total Project Costs:</b> \$1.6M
	<b>Funding:</b> \$413,058 HUD; \$240,000 FHLB
<b>Project Update:</b>	
<ul style="list-style-type: none"> <li>• Construction started in January 2019; completion estimated for July 2019.</li> </ul>	





**Project Status:** Lease-up underway.

Cornelius Place (Cornelius)			
<b>Housing Units:</b> 45 (for seniors)		<b>Project Based Vouchers:</b> 11	
0 Studio	42 1BR	3 2BR	0 3BR
<b>Ownership:</b> Bienestar/BRIDGE Housing Corp.		<b>Total Project Costs:</b> \$18.4	
		<b>Funding:</b> LIHTC; GHAP; OAHTC; HOME; HPOF	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>Grand opening was March 30.</li> </ul>			

**Project Status:** Anticipate construction closing in July 2019.

Red Rock Creek Commons (Tigard)			
<b>Housing Units:</b> 48		<b>Project Based Vouchers:</b> 23	
0 Studio	48 1BR	0 2BR	0 3BR
<b>Ownership:</b> CPAH		<b>Total Project Costs:</b> \$18.4	
		<b>Funding:</b> LIFT; 4% LIHTC; HPOF	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>Successful in receiving LIFT award from OHCS. Also uses 4% tax credits.</li> <li>All units are for &lt;50% AMI; 8 units are for mental health housing in partnership with Luke-Dorf</li> </ul>			

**Project Status:** Received funding in 2018 NOFA application round.

Montebello (Hillsboro)			
<b>Housing Units:</b> 48		<b>Project Based Vouchers:</b>	
0 Studio	24 2BR	21 3BR	3 4BR
<b>Ownership:</b> Bienestar		<b>Total Project Costs:</b>	
		<b>Funding:</b>	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>Rehabilitation project. Constructed in 1989.</li> </ul>			

**Project Status:** Anticipate construction closing in late summer 2019.

Cedar Grove (Beaverton)			
<b>Housing Units:</b> 44		<b>Project Based Vouchers:</b> 8	
0 Studio	1BR	2BR	3BR
<b>Ownership:</b> CPAH		<b>Total Project Costs:</b>	
		<b>Funding:</b> 9% LIHTC	
<b>Project Update:</b>			
<ul style="list-style-type: none"> <li>Successful 9% NOFA application in August 2018</li> <li>Washington County property</li> </ul>			

## VI. OLD BUSINESS

## VII. NEW BUSINESS

### Presentation

Housing Policy – Melisa Dailey

### Metro Bond Update

Washington County, along with the Cities of Beaverton and Hillsboro, continue to work with Metro for implementation of the Metro Bond funds. Some things to note are:

- The Phase I projects are currently in progress. The Housing Authority's Phase I project is pending.



- The draft local implementation strategy (LIS) approval date is at the June 25<sup>th</sup> BOCC worksession; final plans are tentatively set for approval by Metro Council in August.
- The IGAs (Intergovernmental Agreements) are in draft format; plan to go the Board of Commissioners for approval in July
- Program roll out is early summer
- Staff have given presentations in May at multiple cities in Washington County as well as the Policy Advisory Board, Planning Commission and Committee for Cities Involvement
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For more up to date information, 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>

## VIII. RESOLUTIONS/ACTION ITEMS

### HAWK BUDGET PRESENTATION

Staff will present the FY2019-20 budget for recommendation to the Housing Authority Board of Directors (HABOD) at the June 18 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 meeting.

**MOTION REQUIRED:** Approve FY2019-20 HAWC budget for submission to the Housing Authority Board of Directors.

## IX. ADJOURNMENT