



HOUSING and SUPPORTIVE SERVICE NETWORK

Providing a Continuum of Care for Vulnerable Populations in Washington County

Wednesday, April 5, 2017

8:30 to 10:00 a.m.

>>> The Beaverton Building at “The Beaverton Round”, Third Floor Training Room <<<
12725 SW Millikan Way, Beaverton, OR 97005-1641

AGENDA

I. INTRODUCTIONS: 8:30 a.m.

II. GUEST SPEAKERS: 8:35 a.m.

- Ms. Louise Dix, Fair Housing Council of Oregon (35 minutes)
Affirmatively Further Fair Housing and Survey on Fair Housing Issues for Shelters and Transitional Housing
- Julia Doty, Northwest Housing Alternatives (15 minutes)
“Pomeroy Place”, 20-Units of Permanent Housing for Veterans

III. APPROVAL OF MEETING MINUTES: 9:25 a.m. Action Item

IV. GENERAL BUSINESS: 9:30 a.m.

- Election to fill vacant position on HSSN Workgroup (CoC Board) for position representing HIV/AIDS population Action Item
- Emergency Food and Shelter Program (EFSP) Phase 34 Allocation Action Item
- FY2016 CoC Program Application: Review FY2015 CoC Program grant application score and celebrate the funding award valued at \$3,367,261.

V. ANNOUNCEMENTS: 9:45 a.m.

VI. ADJOURNMENT: 10:00 a.m.

 **Save The Date: Public Comment and Hearing for the 2017 Action Plan**
April 5 at 10:00 a.m. - Following the HSSN meeting

Next Meeting:
Wednesday, May 3, 2017

Guest Speaker(s): Marlys Petersen, Safe Families for Children Program

Comments or questions regarding the agenda can be directed to Annette Evans at 503-846-4760



HOUSING AND SUPPORTIVE SERVICES NETWORK
Maintaining a Continuum of Care in Washington County
Beaverton Building
March 1, 2017 at 8:30 a.m.

Goal: Housing and supportive service agencies working to bring a broad spectrum of organizations together as partners in the community to secure funding and other resources needed in providing a continuum of care for individuals and families who are homeless or with special needs.

ATTENDEES:

Adams, Jessica—Community Action Organization	Jamison, Jeanne—Love INC/Tigard/Tualatin/Sherwood
Auslander, Jay—Washington County Mental Health	Jay, Patti—NW Women Vet Connect
Bell, David—Oregon State Treasury	King, Linda—Community Action Organization
Browning, Rose—Good Neighbor Center	Layton, Amber—HomePlate
Burnham, Jeff— Luke-Dorf, Inc.	Lee-anderson, Jennifer—Beaverton Social Justice League
Calvin, Mellani—Program ASSIST	Lesko, Lisa—Community Partners for Affordable Housing
Carlsen, Kurt—Worksource Oregon	Linder, April—Housing Independence
Chichester, Lezlie—Luke-Dorf, Inc.	Ludlaw, Mandie—Community Housing Fund
Cockeram, Tami—City of Hillsboro	Mann, Chris—Oregon Military Support Network
Deppa Emma—City of Beaverton	Martinez, Omar—City of Hillsboro
DeShazo, Jesse—Boys & Girls Aid	Mattia, Matt—Wash. Co. Community Development
Lindsey Downen—Luke-Dorf Inc.	McVey, Jaycanna—Washington County Housing Services
Eby, Hannah—Community Action Organization	Orr, Patrick—Cascade AIDS Project
Evans, Annette—Washington County Housing Services	Perkowski, Kaja—Open Door Counseling Center
Farmer, Michelle—Neighborhood Health Center	Ritter, Jeanne-Marie—Domestic Violence Resource Center
Galian, Katherine—Community Action Organization	Rogers, Pat—Community Action Organization
Garcia-Martinez, Lucia—Virginia Garcia Memorial Health Ctr	Salisbury, Susan—Community Action Organization
Goulding, Celeste— Luke-Dorf, Inc.	Taylor, Molly—Oregon Department of Human Services
Graslie, Christina—Luke-Dorf, Inc.	Trunnell, Alan—City of Beaverton
Griffey, Kristin—Formerly Homeless Consumer	Werner, Judy—Lutheran Community Services NW
Groesz, Joshua—The Salvation Army Veteran & Family	Williamson, Drew—Boys and Girls Aid
Hernandez-Fuerte, Isobel—Impact NW	Yates, Brittany— Housing Independence

Chair: Annette Evans, Public Agency Representative annette_evans@co.washington.or.us
Co-Chair: Katherine Galian, Nonprofit Agency Representative kgalian@caowash.org

I. INTRODUCTIONS

II. GUEST SPEAKER

2017 Outlook for Affordable Housing Development

Mr. Ben Sturtz, Reach CDC

Mr. Sturtz discussed the process of building affordable housing and relying on nonprofit developers to create the capacity for housing as well as being able to support it long term. With changes happening in our country economically, it is becoming more of a challenge to fund these projects. Before the election, fully financed projects could move forward because there was enough interest and demand in our market for financial agencies like Wells Fargo and Bank of America to provide competitive tax credits to get housing projects financed. Nationally, in terms of HUD and other federal agencies that are talking about federal budget cuts and the talk of corporate tax reform, this has lessened the large banks' appetite to invest in affordable housing. The speculation of lower corporate tax (reform) has made affordable housing less attractive to invest in, as another way to essentially shield the

money. Some banks and investors have pulled out the market entirely as they have no need to invest in affordable housing due to the talk of corporate tax reform. And the speculation alone in the months since the election, dropped equity prices \$.13/credit; every cent that the price drops is essentially \$100,000 out of a deal.

Those in the affordable housing community are not only advocating, but are having to find more soft money due to the gap left from the dropped tax credits prices. There are not a lot of options for local/state sources for affordable housing and there is currently a \$200,000 cap on housing trusts per project which makes it difficult. Housing agencies now have to max out loans to fund a project that was ready to break ground due to the now existing shortfall.

Question regarding soft money as donations. Soft money can also be loans that are low interest that will be paid back with rents paid. Grants and foundation money help to bridge funding gaps, but are not sole sources of soft money.

Another impact, stated Judy Werner, would be reducing the number of units that can be made and later cannot be added due to the stipulations created when the project started.

What's going on with funding, would rehab projects be more appealing? Mr. Sturtz states it depends on the capital in the building and many other factors and could be even more difficult to pencil. Gaps will still exist.

Local advocates will be working with the public in regard to proposing bonds or levies as the last thing we would like to see is a project not move forward due to this speculation and the now existing gaps in funding for the projects.

If the banks are able to save money with the new tax reform, wouldn't this allow them to save more money by investing? Mr. Sturtz stated that through this we are learning what banks are truly interested in. The community levy piece of investment in affordable housing is such a small piece. Groups of high net worth individuals are even less willing to participate in affordable housing investments. This is the biggest shift in corporate tax credit investments in such a short time that we've seen since the beginning of these tax credits in 1986. Social investments bonds are seen more in Europe, not seeing that here locally as a vehicle for community investments.

Have you run scenarios where you could determine what the interest rate on loans would be where a similar deal could still work? Not something REACH is focused on at this time, as it is not as market driven and not seeing a reduction or increase in interest rates significant enough to make a difference.

Every project in Oregon right now has a gap, and how each community is dealing with it is different. We are still looking at ways to save money during the life of the project including construction prices. In Washington State the focus is on Permanent Supportive Housing and for the homeless population. How states award points for grant applications varies state to state and PSH and homeless population is not focused on here in Oregon.

Mr. Sturtz reports advocacy on the local level is what is going to help the most. The Qualified Allocation Plan comes up for comment each year which is what the State of Oregon does to determine which type of projects get funded and why. These are the two best ways to help support affordable housing.

Oregon ABLE Savings Plan

Mr. David Bell, Oregon 529 Savings Network, Oregon State Treasury

Currently there is a \$2,000 limit to the amount an individual with a disability can save before losing vital benefits such as Medicaid and Social Security Benefits. Those who are eligible are those with an onset of disability before the age of 26, meet the disability requirement for SSI or SSDI or have disability certification signed by a physician. The ABLE Act Law went into effect on December 19, 2014 with Oregon instating its own SB 777 on July 9, 2015.

ABLE is a qualified savings account that receives preferred federal and state tax treatment, and enables eligible individuals and their families to save for disability related expenses without losing their benefits. Plan details include, one ABLE account per individual and the beneficiary is the account owner. Account limits are \$14,000 on annual contributions, \$310,000 on all contributions and \$100,000 before SSI benefits are affected (federal rule).

Qualified expenses include (improve Quality of Life): education, housing, basic living expenses, transportation, employment training & support, assistive technology, personal support services, health, prevention & wellness, financial management, legal fees and funeral & burial costs (and more). Housing expenses need to be spent within the same month as withdrawn, all other qualified expenses can be withdrawn from ABLE account can be held for multiple months without affecting benefits. One tax advantage is that the growth is tax free as long as it is used for a qualified expense. Medicaid benefits are not suspended if an account balance exceeds \$100,000 and assets remaining in the ABLE account when a beneficiary passes are subject to Medicaid Recovery. Upon death of the account owner the family provides a death certificate, qualified withdrawals can be used to pay outstanding Qualified Disability expense and funeral and burial expenses, remaining funds are transferred to the estate of the beneficiary and Medicaid may try to reclaim some of the funds.

Can an account be used as an umbrella for an IDA? As long as the money is in cash/liquid, it can go into the account and is used to improve Quality of Life.

To set up an account, one can call a call center to do so, but is also very much web based. OregonABLEsavings.com was launched on 6 December 2016, is very user friendly and allows the account owner to manage investments as well as allowing family members to deposit money directly to the account. There is an annual fee of \$22.50 and 0.3% to 0.38% annual Asset Fee. There is also ABLEforALL.com which has a similar website, an annual fee of \$55.00 with the same Annual Asset Fee.

II. APPROVAL OF MEETING MINUTES

Motion: Approve the Feb 1, 2017, HSSN meeting minutes.
Action: Katherine Galian moves to approve the meeting minutes.
Second: Alan Trunnell seconds the motion to approve the meeting minutes.
Vote: Approved, unanimous.

III. GENERAL BUSINESS

Approve Emergency Solutions Grant (ESG) Allocation Methodology, consultation with Matt Mattia, Washington County Office of Community Development

In the FY2017/18 fiscal year, the ESG funds are part of the 2017 Action Plan. Unsure of actual allocation yet as the federal government is in a Continuing Resolution through April 28, 2017, but estimated to be roughly the same. The HSSN Workgroup (CoC Board) reviewed the allocation methodology that includes: \$50,000 for Emergency Shelter and

\$25,000 for street outreach. Administration is 7.5% and the remainder going towards homeless prevention and rapid rehousing and a 60/40 split respectively.

ESG Program Manual is available on the County Website and previously sent out via HSSN email listserv. The Public Hearing is on April 15th with public comment period of 30 days starting on March 14th. On May 2 the County Board of Commissioners will review for approval.

Patti Jay inquired into focus of Veteran Housing perhaps more so than other populations? ESG doesn't have specific allocation for Veterans, but we do have the Supportive Services for Veteran Families (SSVF) program, which is very similar in its serves and is targeted to serve only veterans. Access to ESG and SSVF is through the Community Connect system.

Clarification was requested about the shelter system. The shelters include: Family Promise of Washington County, Good Neighbor Center, Domestic Violence Resource Center, Safe Place, and Community Action Family Shelter.

HSSN is encouraged to take part in the public hearing process. Information will be sent via the HSSN Listserve.

Motion: Approve allocation methodology for distribution of ESG funds.
Action: Judy Werner moves to adopt the allocation methodology.
Second: Jeanne-Marie Ritter seconds the adoption of the allocation methodology.
Vote: Approved, unanimous.

FY 2016 CoC Program Application:

Annette Evans is awaiting HUD clarification on the scoring where points were not. At the April 5 meeting, the HSSN will celebrate the work done, scoring process and how this effect the NOFA for next year's funding which comes out this May/June.

HSSN Workgroup Vacancy (The CoC Board)

Announcement for opening nominations on the HSSN Workgroup for a representative of the AIDS/HIV population due to Ms. Harbin's departure from Cascade AIDS Project (CAP). Annette Evans acknowledges Angie's work in our community. Patrick Orr from CAP stated that Ms. Harbin has a great opportunity ahead of her, excited for her but sad to see her leave. Please email nominations to Annette Evans and she will also be sending out a reminder to the HSSN in this regard.

IV. ANNOUNCEMENTS

- Tami Cockeram announced the City of Hillsboro grant application is open for Community Services for Homelessness and Housing Stability with \$40,000/year up to 3 years. Application process is open and deadline for applications is 4/7/2017 with award to be announced in July 2017.
- Lindsay Downen announced approval by HSSN for Clover Court in the FY2015 CoC Program grant application with HUD conditional award announced in May 2016. It is located at 170th and SW Bany Road in Aloha. Concerns have been raised by the community members that resulted in a meeting on February 21 where expressions of concern were raised regarding safety and the homeless population that the Clover Court project would serve. Going forward, the HSSN members requested that information on the project be shared through the HSSN email listserv.
- Patti Jay announced Veterans and Families Resource Center (VFRC) at St. Paul's United Methodist Church in Clackamas County is a peer support based program, open 3

days a week and would like to expand into Washington County. She is looking for community partnerships for use of space. Information online at www.vfrcoregon.org.

- Molly Taylor announced the move of the Beaverton DHS office in April of this year to include both Self-Sufficiency and Child Welfare. A flier with the new address will be sent to the HSSN listserv. There will be no disruption in services and better parking at this new location.
- Amber Layton announced that HomePlate's Annual Kickball Tournament on June 4th and would like to get a HSSN team together. Information to be sent via the HSSN Listserv.
- Rose Browning announced Good Neighbor Center is having its annual fundraising event, "An Evening of Story Telling," on March 10th.
- Jeanne Jamison of Love Inc. requested information from anyone that can assist her with helping clients open bank accounts for those that have no physical address. A PO Box is not sufficient for banks.
- Jesse Deshazo announced that Boys & Girls Aid has an opening for a female aged 18-24 years old in their Transitional Living Program.
- The Salvation Army Veteran's and Family Center has Case Manager and Operations Manager job opening. Postings can be found on The Salvation Army Website.

V. ADJOURNMENT

The meeting adjourned at 9:59 a.m. The next meeting is April 5, 2017, at 8:30 a.m.

Minutes prepared by Jaycanna McVey
Washington County Department of Housing Services

To be added to the HSSN email list, contact Annette Evans at
Annette_Evans@co.washington.or.us