

HOUSING and SUPPORTIVE SERVICES NETWORK

Strategic Planning and Discharge Workgroup (The CoC Board)

Friday, June 12, 2015

8:30 to 10:30 am

Washington County Public Services Building - Room 105/115
155 North First Avenue, Hillsboro, OR 97123

AGENDA

Chair: Annette M. Evans, Washington County Department of Housing Services

Co-Chair: Judy Werner, Lutheran Community Services Northwest

I. Introductions (8:30 a.m.)

II. Approve Minutes (8:35 a.m.)[Action]

- A) February 13, 2014 HSSN Workgroup Minutes (Note: The April 10 meeting was cancelled.)

III. Business Items (8:40 a.m.)

- A) Legal Clinic Events – Ms. Leslea Smith, Oregon Law Center
- B) Report on Court Decision to Standardize Conversion Rate for Community Service Work – Dennis Erickson
- C) Report on Affordable Housing Workgroup – Annette Evans
- D) Recreational Marijuana and Palcohol (Granulated Alcohol SB 937) in Shelters – Annette Evans
- E) Data Research on Employment Projection by Industry and Occupation with Housing Overlay – Annette Evans and Jill Cuyler-Crook, Workforce Analyst
- F) FY2015 McKinney-Vento CoC Program Grant Application seeking \$2,728,665 – Annette Evans
- G) Goals and strategies for messaging work to create greater access to housing and services (see attachment).
- a. Barriers Identified by Community Connect Oversight Committee
 - b. Barriers Identified by HSSN Workgroup

Future Meeting Discussion:

- H) Review draft Continuum of Care (CoC) Program Administrative Plan – Annette Evans

IV. Agency Announcements and Open Discussion (10:15 a.m.)

V. Workgroup Meeting Schedule, 8:30 to 10:30 a.m. – Save the Date

- Friday, August 14, 2015
- Friday, October 9, 2015
- Friday, December 11, 2015

VI. Adjournment (10:30 a.m.)

GOALS AND STRATEGIES FOR MESSAGING WORK

The HSSN Workgroup (the CoC Board) and the Community Connect Oversight Committee have collectively identified barriers to affordable housing designed to help people use stable housing as a platform for health, recovery and movement to self-sufficiency.

HOUSING BARRIERS IDENTIFIED ACROSS HOMELESS POPULATIONS:

- a) Persons are left out in the cold as county has less than 2% housing vacancy rate.
5/1/15: Average of 30+ households (on any given day) out in the community looking for housing with a HUD rent assistance commitment letter. CoC is underspending HUD rent assistance by \$17,000 per month as compared to where we need to be on September 1, the new grant year.
- b) Persons with a criminal history comprise nearly 50% of the Community Connect assessed households with many owing debt (e.g. court fees and restitution) and loss of Driver License creating barrier to housing and employment.
5/18/15: 49% (451 of 916) of assessed households have criminal history, with 54% literally homeless.
- c) Tax credit housing properties often screen-out people with recent criminal history. Need baseline screening criteria.
- d) Persons age 62+ years becoming homeless and entering the Community Connect system is on the rise given housing rents increase faster than income (e.g. fixed incomes to include social security and pensions). Increase in elderly population entering the DV shelter system.
5/18/15: 36% (25 of 70) of screened 62+ year old households are literally homeless, with remaining at imminent risk of homeless).
- e) Housing inventory in Washington County is lacking in 1-bedroom units and affordability.
- f) Persons with landlord debt are on the rise. Stipulated Dismissal Process increases debt owed by households going through eviction process.
- g) Housing application fees range from \$35 to \$60 (e.g. credit and background check) and move-in costs have increased (e.g. requiring 2 or 3 months rent), with few discretionary funds to bridge this gap for households.
- h) SB91 became effective January 1, 2014, and allows landlord ability to require renter's liability insurance. People in poverty and homelessness may not afford the additional cost.

GOAL: Increase access to affordable housing opportunities through the implementation of strategic action steps in alignment with employment and supportive service systems.

Action Steps	Policy/Legislation	Funding	Who	When
Opportunity for alignment with Welcome Home Coalition to create funding resources that will develop revenues to create affordable housing for persons at 30% MFI and 50% MFI	Local/State	Local/State	HSSN HPAC Washington County Thrives	12/3/14 HSSN Presentation 1/15/15 HPAC Presentation *Affordable Housing Workgroup formed
Seek new funds to create affordable housing at 30% MFI: <ul style="list-style-type: none"> • Gain Share (Local) • \$100 million bond (Governor Budget) • Section 811 (OHA) • Seek local revenue tool 	Local	Local/State	HSSN WG HPAC & Cost Study Housing Team	4/16/15 HPAC Meeting *Rescheduled discussion awaiting Affordable Housing Workgroup recommendations *Section 811 RFP published 5/29/15
Advocate for increased State of Oregon funding; e.g. Emergency Housing Account (EHA), State Homeless Assistance Program (SHAP), Oregon Foreclosure Avoidance (OFA), Governor's proposed budget \$100 million Bonds for affordable housing.	State	State	HSSN HPAC Washington County Thrives	
Develop landlord partnerships to serve vulnerable populations through outreach, engagement and education; e.g. Tax Credit Properties may not screen/lease people with criminal history.	Local		HSSN WG	*Housing Navigator – Housing Team Initiative

GOAL: Integrate systems and deliver client specific services that promote sustainability of housing and self sufficiency through health care, treatment services, education, employment, and increased economic supports.

Action Steps	Policy/Legislation	Funding	Who	When
Advocate for an increase to the Community Service conversion rate (e.g. work off court fees), and create policy to provide persons not on probation/parole an opportunity to work off fees from other jurisdiction.	Local		HSSN WG Community Corrections. HPAC	10/10/14 Presentation 12/5/14 Community Corrections & Sheriff Office – Legal Review 4/27/15 Court Decision
Seek other public/private partnerships, policy and/or funding: * To pay Landlord Debt, Application Fees, etc. * To develop landlord partnerships that rent to high-risk households; e.g. people with evictions, debt, disabilities, etc.	Local	Local/State	HSSN WG Property Owner Forum Subcommittee	*Special Forum vs. A Panel Discussion at HSSN? ➔ Poll thoughts from WG
Secure funding to support shelter operations: 1) Faith-based Severe Weather Shelter operations to include: <ul style="list-style-type: none"> Shelter Operations Hotel/Motel Voucher Capital Improvement Projects 2) Nonprofit Emergency Shelter operations.		Local	Washington County Housing Services Community Action Washington County	(Done) 11/13/14 Funders Meeting with faith-based shelters 12/5/14: \$33,000 Meyer Memorial award to Community Action; awards to Shelters In Process 11/3/15: General Election for Public Safety Levy (2016-2020)
Align eligible homeless and persons in poverty with the Department of Labor Reboot NW initiative serving “long-term and unemployed training in manufacturing and IT sector” grant.	Local		Workforce Development Workgroup HSSN	(Done) 2/2015 Begin Implementation 3/4/2015 HSSN Presentation

HSSN STRATEGIC PLANNING AND DISCHARGE WORKGROUP

Administrative Board of the Continuum of Care in Washington County

Public Service Building Conference Room 105/115

February 13, 2015

Workgroup

Role: The Workgroup is comprised of public and private representatives of the homeless subpopulations that exist within the CoC geographic region, a formerly homeless consumer representative, and the Emergency Solutions Grant recipient agency. The Workgroup is the jurisdictional CoC Administrative Board, as established by the HSSN Mission and Governance Policy.

Responsibilities: Perform CoC strategic planning, coordinate with and/or assist in State and local discharge planning, review performance outcomes of HMIS and HUD-funded programs, develop housing and service systems alignment, make funding decisions, and approve the McKinney-Vento Homeless Assistance grant application to HUD.

ATTENDEES:

Burton, Valerie – Luke-Dorf, Inc.

Bundy, Valerie – Monika's House

Chavez-Hernandez, Saul – Community Action

Clevidence, Veronica – Wash. Co. Housing/HMIS

Erickson, Dennis – Community Corrections

Evans, Annette – Wash. Co. Housing Services

Johnson, Ellen – Oregon Law Center

Knapp, Mona -- Luke-Dorf, Inc.

Logan Sanders, Andrea – Boys & Girls Aid

Pero, David – Homeless Education Network

Proctor, Jennie – Office of Community Development

Sechrist, Lauren – Office of Community Development

Stoller, Rick – Salvation Army Vet. and Family Center

Taylor, Molly – Oregon Department of Human Services

Valfre, Adolph "Val" – Wash. Co. Housing Services

Winnie, Lana – Lifeworks, NW

Chair: Annette Evans, Public Agency Representative Annette_Evans@co.washington.or.us

Co-Chair: Judy Werner, Nonprofit Agency Representative jwerner@lcsnw.org

Meeting called to order at 8:30 a.m.

I. INTRODUCTIONS

II. APPROVAL OF MEETING MINUTES

Motion: Approve Workgroup meeting minutes for December 12, 2014.

Action: Val Valfre

Second: Lauren Sechrist

Vote: Approved - Unanimous

III. BUSINESS ITEMS

A) Policy Request to convert correction and court fees to community service hours; HSSN Endorsement– Dennis Erickson and Annette Evans

Dennis Erickson shared details regarding a meeting in December attended by himself, Pat Rogers, Annette Evans and Steve Berger. The meeting resulted in an openness to the idea that eventually, the rate of conversion for court-related fees can be increased. Fees such as restitution and victim fees cannot be converted, but the court has jurisdiction over court fines and fees. County Counsel looked at which fees are potentially convertible and researched what other counties use as a conversion rate. The counties polled have converted at either minimum wage or not at all, except Multnomah County, which converts at a higher rate than Washington County current rate of \$10. Also researched was the question of what a reasonable rate might be. Currently, there is no standard or formula, to determine this. Oregon Bureau of Labor and Industries (BOLI) has defined a position similar to the tasks performed when providing community service; Landscape Technician. This position earns \$16.94 per hour. The dilemma is that the rate is already \$10 for the courts, and the preference is to align the two. Annette drafted a letter outlining the points above while advocating for a consistent

rate of conversion. This letter is to be presented to Presiding Judge Bailey. Val Valfre and Steve Berger have written letters to support the Annette's letter and emphasize how the recommended actions would impact their respective departments. If the group approves this letter, it will be delivered to Judge Bailey on Thursday, February 19, during a meeting with Steve Berger.

Ellen Johnson said that Steve Berger had brought up how critical housing stability is in reducing recidivism and stabilizing an individual or household, and recommended that be included in the letter. Jennie Proctor asked if the Department of Community Development should also present a letter, and Ellen recommended this action.

There was discussion regarding whether all member organizations of the HSSN should be listed in the letter. It was decided to include a link to information regarding the HSSN.

Jennie will provide a letter from the Washington County Office of Community Development by Wednesday, February 18.

Motion: Approve letter to Judge Bailey from the HSSN with typo corrections and a reference to housing stability and a link to HSSN information added.

Action: Lauren Sechrist

Second: Rick Stoller

Vote: Approved, with Oregon Department of Human Services (DHS) and Lifeworks, NW abstaining.

B) Emergency Solutions Grant (ESG) program consultation process – Lauren Sechrist

Community Connect has given us performance standards and numbers for those who have entered emergency housing and transitional housing from street outreach. Each year, we report those numbers and note whether they go up or down, and track recidivism. Lauren consulted the handout Exhibit B, which illustrated each objective and goal, the changes recommended, and how they align under each activity.

Saul Chavez-Hernandez noticed that the performance indicators for homeless prevention and Rapid ReHousing (RRH) might have to be decreased. Community Action (CAO) is paying huge deposits, and there is an upswing in the market in regards to deposits being paid. Sometimes move-in costs upwards of \$3000. Landlords are asking for first and last month rent and double-deposit (two times the amount of rent) again. The double deposit has been common practice, but asking for first and last to move in hasn't been the norm for years, until the last few months. Saul and Molly Taylor from Oregon Department of Human services agreed that since landlords can no longer refuse section 8, some might be mitigating their damages by increasing deposits. As more money has been paid, higher deposits have been charged. Lauren will change the numbers per Saul's recommendation.

For street outreach, there is a split between Open Door Counseling Center, HomePlate and Luke-Dorf. Valerie Burton said that they are not able to get enough information from street outreach into the Homeless Management Information System, but these people are still being referred to Community Connect.

Lauren said that the processing of is running behind, there is a need to get the paperwork in sooner. The Office of Community Development is missing payment by a week due to lack of necessary paperwork, so is not able to spend out the grant.

Motion: Approve Lauren's recommendation to HSSN with changes.

Action: Valerie Bundy

Second: Andrea Logan Sanders

Vote: Approved - unanimously

C) Grant award for HopeSpring – Annette Evans

The HopeSpring Transition Team met on February 2nd and determined that Community Action (CAO) will be the new HopeSpring sub-recipient, and Annette received Housing of Urban Development (HUD) approval this week. The Lutheran Community Services Northwest contract will be terminated, and a new one will be issued for six months with CAO. HopeSpring and CAO's existing Rapid ReHousing program will likely be consolidated into one program.

D) FY2015 CoC Program Grant Application Timeline – Annette Evans

1. Review and approve the FY2015 CoC Program Grant Inventory Worksheet for submittal to HUD

Annette provided the draft summary of the Grant Inventory Worksheet she will submit to HUD by Monday, February 16. To submit, she needs approval from this group to obligate our community to seek renewal of these funds at 2.7 million dollars. This includes the most recent fair market rent increases, and does not include the CoC Planning grant. A decision needs to be made regarding how much money will go to the Emergency Solutions Grant and to the CoC. Washington County was able to receive funding for all projects, though many communities lost some of their funding. The recommendation is to approve the Grant Inventory Worksheet as presented to this group.

Motion: Approve the FY2015 CoC Program Grant Inventory Worksheet as submitted by Annette.

Action: Saul Chavez-Hernandez

Second: Dennis Erickson

Vote: Approved – unanimously

2. Review and approve 2015 Housing Inventory Chart for submittal to HUD

Annette listed the changes per the handout she provided for the draft Homeless Inventory Chart, and asked for feedback. Programs removed are Project Bloom and 6th Street, and several other bed counts were adjusted to align with current inventory.

Motion: Approve submittal with recommended changes.

Action: Valerie Burton

Second: Lauren Sechrist

Vote: Approved – unanimously

E) April 10 HSSN Workgroup meeting topics – Annette Evans

If there is a need to meet in May to review HUD awards, would everyone be amenable to rescheduling rather than hold two meetings? The decision was made to keep the meeting date and add one in May if the need arises.

F) Seek to develop property owner/property manager forum to address challenges in accessing housing – Annette Evans

There is no time to plan this forum for March, but Annette is compiling contact info. Saul Chavez-Hernandez will give the master list of Community Action's landlord contact info to Annette.

G) Discussion on proposed action steps to address barriers to housing. Begin messaging work to address creating access and rights to housing and services – Annette Evans

The state applied for Section 811 program funding last year for people with disabilities, and was not awarded the funds. The state has applied again, and there is no award yet. When Annette asked what the process for funding would be if the state does get the award this year, it was indicated that a process won't be identified until an award is received.

The CABHI (Cooperative Agreement to Benefit Homeless Individuals) grant is not funding to agencies anymore. The state now has to apply for it, but does not plan to do so. How do we get the state to apply? Ellen Johnson is adding this to her agenda. Jennie Proctor mentioned that the state has started working on their consolidated plan, and there was an initial meeting to what extent jurisdictions participating in the HOME Program can share their data. Jennie will discuss this issue with the state as more meetings occur. Andrea Logan Sanders said that a grant from the Administration on Children and Families is also now being done by the state.

Annette provided a handout for Goals and Strategies for Messaging Work. Currently, Washington County is underspending by \$57,000 per month. The Housing Plan Advisory Committee (HPAC) received two presentations on January 15 regarding opportunities for funding. A workgroup was formed to look at what it will take to address housing at and under 30% and 50% Median Family Income (MFI).

Some options for seeking new funds were addressed per the handout. The need is 13,000 units at below 50% MFI. The hope is that the workgroup which was created will determine a framework which can be discussed at the April HPAC meeting. Ellen Johnson suggested creating a working list of possible funding sources, including Gain Share. Ellen also mentioned the concept that of disallowing no cause evictions for units funded by state, county, public dollars or tax exemptions. The Housing Council determines what criteria apply to these exemptions and tax credits, so making changes such as these would entail addressing these issues with the Housing Council and asking them to fix it. No cause evictions are evictions not due to specific violations of lease. Annette will look at how we take this to the state council.

IV. ANNOUNCEMENTS AND OPEN DISCUSSION

- Lauren Sechrist announced that the Community Development Block Grant (CDBG) allocations are available for the next year. The Housing TEAM, CAO Basic needs and Boys & Girls Aid were all funded. Points were received for alignment with the 10-year plan.
- Rick Stoller said that there is no information yet regarding Veterans Courts.

V. WORKGROUP MEETING SCHEDULE – SAVE THE DATE

- Friday, April 10, 2015
- Friday, June 12, 2015
- Friday, August 14, 2015
- Friday, October 9, 2015
- Friday, December 11, 2015

VI. ADJOURNMENT

The meeting adjourned at 10:27 a.m.

Minutes prepared by Veronica Clevidence, Washington County Department of Housing Services

To be added to HSSN Workgroup email list, or the HSSN Coordinated and Centralized Assessment System, contact Annette Evans at Annette_Evans@co.washington.or.us.