

Homeless Plan Advisory Committee

**Thursday, October 15, 2020
2:30 p.m.
Virtual Meeting via ZOOM**

<https://us02web.zoom.us/j/87240974017?pwd=eW1yUUNCbkxyTDN0bHlma1RuZTNvQT09>

Meeting ID: 872 4097 4017

Password: 336959



WASHINGTON COUNTY
OREGON



Purpose Statement

The purpose of the HPAC is to provide oversight to the implementation of the plan and leadership to effectively collaborate with state and local partners to develop additional resources to meet the ambitious goals included in “*A Road Home: Community Plan to Prevent and End Homelessness.*”

The HPAC will be advisory to the county Homeless Program Manager, the Director of Washington County Department of Housing Services, the County Administrator, and the Board of Commissioners for Washington County (“Board of Commissioners”).

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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Future Meeting Schedule:

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| 2021 HPAC Meeting Schedule 2:30 to 4:30 p.m. |
| January 21 |
| April 15 |
| July 15 |
| October 21 |



HOMELESS PLAN ADVISORY COMMITTEE

Thursday, October 15, 2020, 2:30 p.m.

Virtual Meeting

<https://us02web.zoom.us/j/87240974017?pwd=eW1yUUNCbKxyTDN0bHlma1RuZTNvQT09>

Meeting ID: 872 4097 4017; Password: 336959

Chairperson: Rachael Duke, Community Partners for Affordable Housing

Chairperson Elect: Kara Kazemba, Ancora Therapy

Secretary: Komi Kalevor, Housing Authority of Washington County

Officer terms end January 2022

AGENDA

- I. **INTRODUCTIONS – 2:30 P.M.**
- II. **ACTION - APPROVE AGENDA – 2:35 P.M.**
 - A. **ACTION**: Approve the October 15 Meeting Agenda.
- III. **ACTION - APPROVAL OF MINUTES – 2:40 P.M. .**
 - A. **ACTION**: Approve the July 16 Meeting Minutes.
- IV. **COMMUNICATIONS AND PUBLIC COMMENT – 2:45 P.M.**
- V. **NEW BUSINESS – 2:50 P.M.**
 - A. Expiring Board Positions December 31, 2020 (5 minutes) – Rachael Duke
 - B. 2020/21 Winter Shelter Response Plan (5 minutes) – Annette Evans
 - C. Metro Supportive Housing Services Local Implementation Plan (75 minutes)
 - a. Overview of Plan Development – Ruth Osuna
 - b. Geographic Equity, Racial Equity and Gaps Analysis – Heather Lyons, Corporation for Supportive Housing
 - c. Community Engagement Survey – Anita Yap, Multi-Cultural Collaborative
- VI. **UNFINISHED BUSINESS – 4:15 P.M.**
 - A. Lack of Affordable Housing and Impact to Employers
 - a. Open discussion.
 - B. Public Education – Annette Evans
- VII. **REPORT OF THE COMMITTEES – 4:20 P.M.**
 - A. Housing and Supportive Services Network (HSSN) – Annette Evans
- VIII. **ANNOUNCEMENTS – 4:25 P.M.**
- IX. **ADJOURNMENT – 4:30 P.M.**



MINUTES
HOMELESS PLAN ADVISORY COMMITTEE OF WASHINGTON COUNTY
July 16, 2020
Virtual Meeting via ZOOM

A. COMMITTEE MEMBERS PRESENT

Steven Berger
Talia Buchsbaum
Brenda Christoffer
Rachael Duke
Carol C. Herron
Komi Kalevor
Kara Radecki
Dick Schouten
Kemp Shuey
Vera Stoullil
Elena Uhing

B. COMMITTEE MEMBERS ABSENT

Jeff Hindley
Erroll McCrea
Sarah Huggins Smith
Phillip Williams

C. STAFF PRESENT

Annette Evans
Vara Fellger

D. GUESTS PRESENT

Jacen Greene
Jes Larson
Ruth Osuna

Chairperson Rachael Duke called the meeting to order at 2:34 p.m.

I. INTRODUCTIONS – A quorum is present.

II. ACTION – APPROVAL OF AGENDA

Motion: Approve agenda.
Action: Carol Herron
Second: Kara Radecki
Vote: Approved, unanimous.

III. ACTION – APPROVAL OF MINUTES

Motion: Approve minutes of the January 16 meeting.
Action: Carol Herron
Second: Kara Radecki
Vote: Approved. Chair Duke and Talia Buchsbaum abstained.

IV. COMMUNICATIONS AND PUBLIC COMMENT

None.

V. NEW BUSINESS

A. Passage of Measure 26-210: Metro Housing Services Levy – Jes Larson, Metro
Jes Larson, Housing Policy Manager for Metro Planning and Development, provided an overview and timeline for the Metro Supportive Housing Services (Metro SHS) measure that was passed by voters on May 19, 2020 approving the implementation of a 1% marginal tax on income over \$200,000 for joint filers/over \$125,000 for single filers, and a 1% tax on businesses with gross receipts of more than \$5 million.



Prior to the economic crisis caused by the pandemic, revenues from these taxes were estimated to be over \$250 million. It is unclear what effect COVID-19 will have on revenue going forward but as with all new taxes, don't expect to be at full collection until 2023. Multnomah County will receive 45.33% of tax receipts, Clackamas County 21.33% and Washington County 33.33%. Metro will retain up to 5% for oversight and administration. The goal of the measure is to provide supports needed to maintain stability/keep people in their homes once housed, for those at risk of, or experiencing, homelessness. She emphasized the need for racial equity, providing statistics for the over-representation of certain groups within the homeless population: Black/Indigenous/People of Color made up 31% of homeless population compared to 21% of total population and Black/Indigenous comprised 20% of homeless population compared to 5% of the total population.

The measure will provide funds for long-term rent assistance, rapid rehousing and eviction prevention; housing and ongoing case management; mental healthcare, addiction and recover services; and employment supports, peer supports and more as needed. Priority will be placed on communities of color and those disproportionately impacted by homelessness. The fund allocation will be 75% to people with disabilities experiencing, or at risk of, prolonged homelessness and with extremely low incomes and 25% to people experiencing episodic homelessness or at risk of homelessness.

Governance and accountability are built into the planning process as well as ongoing oversight within each region providing transparency and accountability to voters. Counties were currently in the process of developing their Local Implementation Plan (LIP) outlining the need within the region, disparities/gaps in the current system and strategies to address them and detailing how funds will be used (planned investments) to meet the needs within the county. The LIP will also include strategies for coordination with other regions and plans for leveraging existing systems to maximize the use of funds.

Chair Duke inquired of uniform metrics and outcomes so that regions could easily compare performance.

B. Washington County Metro Levy Local Implementation Plan (LIP) Timeline – Annette Evans

Annette reported Washington County's homeless plan - *A Road Home* - and the 2020-2024 Consolidated Plan will provide a solid framework from which to begin the development of the LIP. The LIP Committee will include a cross section of representatives from the CoC Board, the HPAC and culturally specific agencies. The goal was to have the LIP approved by the Board of County Commissioners by December to submit to Metro by January 2021.

Ruth Osuna shared the measure's implementation timeline was very aggressive. Washington County's County Administrative Office (CAO) will hire a Community



Engagement consultant who they hope to have on board by August 1 in order to begin the community engagement process September 1. During that time, they plan to keep close tabs on the work being done in the Stakeholder Advisory Table to inform their work prior to beginning community engagement. They also plan to hire a consultant to write the LIP, who will work closely with HPAC, CoC Board and the LIP Committee to complete the plan by December 2020.

After discussion, it was agreed a substantial portion of the HPAC's October meeting will be dedicated to receiving an update on the progress of the LIP development.

Councilor Uhing noted while housing was a critical issue for communities, mental health and medical services were emerging as equally important for the community and law enforcement.

Ruth Osuna shared Washington County had already initiated discussions about mental health services with law enforcement in the last budget cycle and were hopeful to address the need by blending housing with supportive services to help those engaged in the criminal justice system and/or recently released.

C. A Road Home 2020/2021 Work Plan – Annette Evans

Annette reviewed the work plan provided to the committee in the meeting packet and solicited comments and/or questions.

Councilor Uhing raised concerns that education efforts within the community don't appear to have had an effect and would like to see how it could be increased. She suggested a toolkit be developed and available for public messaging.

Success in educating the community on homelessness was dependent upon resources (financial as well as staff resources) and capacity to create and deliver public messaging. A group was currently presenting to city councils on the expanded sheltering that was done in April and May and the need for support (zoning, ordinance waivers, funding for shelter operations). Annette requested the topic be carried to the next meeting to provide time for her to develop options.

Motion: Approve 2020/2021 Work Plan for *A Road Home*

Action: Elena Uhing

Second: Kemp Shuey

Vote: Approved, unanimous.

D. 2020 Point-In-Time (PIT) Homeless Census Results – Annette Evans

Annette reviewed the 2020 PIT Results and Shelter & Housing Inventory data that was submitted to HUD at the end of June via a fact sheet which was provided to members with the meeting packet. She noted an overall increase in homelessness for the older-adult population, those with disabilities and people of



color. The number of adult-only households saw the largest increase over last year (includes older adults and those with disabilities). Substance Use Disorder was for the first time, the highest self-reported disability within adult-only households. Annette also reviewed the bed inventory noting while the 2020/2021 HUD application scored in the median, there was a loss of funding for rent assistance through the Shelter Plus Care program but an offset of new funding for a new Re-Entry Housing program (rapid rehousing for justice involved individuals). She also noted 50% of the permanent supportive housing bed capacity (509), was dedicated to serving veteran families, leaving only about 250 beds for the remaining housing needs of the continuum, primarily through Shelter Plus Care rent assistance.

Steve Berger reported while Washington County had the most robust inventory of clean and sober beds, it was an ongoing effort to maintain and increase the number available.

Annette emphasized the critical nature of meeting people where they were and the importance of capacity in the system so that when people were ready to enter a treatment program, there were beds available for them to do so.

Councilor Uhing inquired about “early release” during the pandemic and whether resources were being provided to assist those individuals not return to the criminal justice system.

Steve Berger reported there were three institutions identified by the Department of Corrections with an active outbreak of COVID-19 from which individuals were being returned to Washington County for review and early release. To date there has only been seven (7), most of whom were being released for time served and were required to be quarantined for two (2) weeks immediately upon release. All have either been housed through family support networks, existing group homes or shelter.

Carol Herron inquired whether the systems used to count homeless (in camps and shelters) in the most recent PIT count were more effective than those in the past. Given the mobile nature of the homeless population, the PIT Count highlighted the need for more outreach to cover the 727 square miles of Washington County. With the limited number of outreach workers currently available, they rotate going out to different regions and including any new encampment sites identified. Salvation Army and Bridges to Change have added staff and/or programs for outreach services which will help with the overall outreach need.

E. COVID-19 Response and Recovery – Kemp Shuey & Annette Evans

Komi Kalevor shared Washington County had allocated \$1.7 million in CARES funding to county-wide services for the houseless population and was already



contracted out to agencies in the continuum. An additional \$6 million went to CAO for rent and utility assistance.

Annette reported on the \$1.7 million CARES Act investments that include:

Establish a 50-tent Safe Sleep Village to reduce the public health risk posed by the number of people residing in four highly occupied unorganized encampments. Sanitation, meals and services would be provided onsite. Project Homeless Connect would contract to provide 24/7 staffing and find housing for participants.

The Family Promise shelters have been re-opened and expanded to provide adult-only households with shelter, meals and case conferencing using hotel rooms in lieu of church facilities. Washington County was funding the hotel stays using a non-congregate shelter model for up to 30 households. Annette was also asked by the EOC to consider an RV Parking Program.

Kemp Shuey reported, on the rent assistance side, Community Action Organization (CAO) initially received \$4.7 million in rent assistance from Oregon Housing and Community Services and were in conversations to expand that with funding from Washington County. They have received funding to help pay for utilities as well. Households at <80% Area Median Income (AMI) can apply to have outstanding rent arrearages from March through the current month paid. Those making <30% AMI will also be identified as households that will require additional support beyond the initial eviction prevention assistance. There was no prohibition to applying more than once. The biggest challenge has been to scale up to meet demand. For context, CAO typically served 30 households in one month and expected to serve 600 households by the end of July. An online application option will be live within the next week to speed up the application process in addition to applications being taken over the phone. To increase throughput, they have partnered with seven organizations across the county (five under contract to complete applications with clients) to target communities of color and immigrant communities to ensure they have access to resources. Applications for additional CDBG and ESG funding for rapid rehousing and eviction prevention was in process as well.

Kemp also provided an update on House Bill 4213 passed by Oregon lawmakers on June 26th which extended the eviction moratorium until September 30, 2020 and created a six-month repayment period for tenants. The additional timeframe will allow CAO to serve many more people who were behind on their rent, but they were still under pressure to disburse the fund to those in need by the end of December 2020. He noted an extension of that deadline would give them more flexibility to help more people.

Chair Duke inquired if there were lessons learned through this experience that will change CAO's service delivery in the future. Kemp shared the strict



timeframe for funds to be distributed made the process more transactional and forced them to look at and remove barriers that exist in their current system. They also learned the value of proactive investing on infrastructure and how much work could be done remotely to speed up the process.

Annette Evans shared due to COVID-19, the winter shelter response plan will be changed to five (5) enrolled shelter hubs, open 7 days per week for at least 90 days, similar to that of Sunrise Church's (SOS) severe weather shelter that has been operating for the past few years. The focus will be to prevent COVID disease transmission by enrolling local homeless residing near one of the hubs using outreach referrals within geographic regions.

Brenda Christoffer inquired, given the current unemployment rates, if there was a projection for what the need might be this winter shelter season. She thought it might be interesting to cross tabulate the trend between homelessness and unemployment and couldn't imagine landlords delaying rent receipts for more than two quarters as they had income needs as well. She asked whether Community Action accepted private donations of rent assistance.

Annette hadn't seen any data but would be willing to reach out to the County Administrative Office to see if they have received any data. She agreed, ideas for rent assistance solutions, if the economic situation continues past December, would need to be creative.

Chair Duke shared Community Partner's for Affordable Housing's largest family property, Greenburg Oaks, had received only 50% of rent collections this month. Many residents were awaiting processing of unemployment benefits and rent assistance.

Kemp Shuey felt the solution would need to include both funding for housing and policy to keep people in their homes. Both landlords and tenants would be impacted if the traditional model was continued. CAO had received contributions and continues to be a site for private donors who want to help with rent assistance. He also suggested support for the culturally specific non-profits they had partnered with to help them increase the number of people they can assist and increase the throughput overall so that CAO can meet the December deadline for distributing the CARES funding.

VI. UNFINISHED BUSINESS

A. Regional Emergency Shelter Report – Annette Evans

Annette shared the \$3.5 million NOFA from Oregon Housing and Community Services (OHCS) that the Washington County continuum was going to apply for (in conjunction with Multnomah and Clackamas Counties) to build an adult-only year-round shelter in Washington County was not yet released; however, the Metro SHS funds allows sheltering as an eligible priority. The measure does not fund capital, so finding a site on which to build the shelter was still required, but it



allowed for the payment of services for the operational piece. More information will be forthcoming.

- B. Committee Vacancies: Philanthropy & Hospital/Healthcare – Rachael Duke
Annette shared she was expecting the submittal of an application for the Philanthropy position by Kasi Woidyla, Public Relations Officer at Virginia Garcia Memorial Health Foundation. She had reached out to Virginia Garcia Memorial Health Center for the Hospital/Healthcare position but had not heard back so was looking for suggestions/referrals from committee members. Annette would be willing to reach out to Kristin Kane, Regional Lead for Thrive Local and Practice Director of Social Needs and Community Partnerships at Kaiser Permanente with whom she is currently collaborating on a project with Collective Medical to create a platform to move HMIS data (with ROI) into the medical healthcare system to flag individuals as homeless in order to do more wholistic health and housing coordination.

Chair Duke also suggested reaching out to Ryan Diebert, Housing Program Manager at Health Share of Oregon.

- C. Lack of Affordable Housing and Impact to Employers – Annette Evans
Chair Duke suggested she and Councilor Uhing develop a strategy for what it would take to have a housing conversation with the business community through Westside Economic Alliance.

VII. REPORT OF THE COMMITTEES

- A. Housing and Supportive Services Network (HSSN) – Annette Evans
Annette referred the board to her report provided in the meeting packet and solicited comments or questions to which there were none.

VIII. ANNOUNCEMENTS

- Komi Kalevor announced, as more tenants experienced unemployment, Washington County Housing Authority had to increase their average rate of rent assistance to \$895 per person, the highest in the state.
- Komi also announced last week's virtual groundbreaking at View Finder, an 81-unit development in Tigard Triangle, which was the first Metro Bond funded housing development in Washington County.

IX. ADJOURNMENT

The meeting adjourned at 4:22 p.m.

Respectfully submitted,

Komi P. Kalevor
Secretary, HPAC
Executive Director, Housing Authority of Washington County



VI. COMMUNICATIONS AND PUBLIC COMMENT – 2:45 P.M.

VII. NEW BUSINESS – 2:50 P.M.

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 - a. Overview of Plan Development – Ruth Osuna
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 - c. Community Engagement Survey – Anita Yap, Multi-Cultural Collaborative

VIII. UNFINISHED BUSINESS – 4:15 P.M.

- A. Lack of Affordable Housing and Impact to Employers
 - b. Open discussion.
- B. Public Education – Annette Evans

IX. REPORT OF THE COMMITTEES – 4:20 P.M.

- A. Housing and Supportive Services Network (HSSN) – Annette Evans

WILDLAND RESPONSE FOR EVACUEES

Emergency Shelter for Wildland Evacuees. The metro-region experienced extreme winds and dry weather that ignited wildland fires that displaced 1,150 people living in the areas of the Powerline Fire (Hagg Lake area) and Chehalem Mountain-Bald Peak wildfires. Supports include coordination of shelter staff, resources and hotel vouchering for symptomatic individuals who sought respite at the American Red Cross evacuation shelter and reception sites.

COVID-19 RESPONSE FOR UNHOUSED POPULATIONS

Coronavirus (COVID-19) Response Plan. Washington County moved into Phase 1 Reopening on 6/1/2020 with key strategies identified to prevent disease transmission within the houseless population.

- 1) The Comfort Inn Respite Shelter operations is extended through 12/31/2020 to provide isolation for COVID+/COVID symptomatic or quarantine shelter due to COVID-19 exposure.
- 2) Reopened Family Promise of Beaverton and Family Promise of Tualatin Valley shelters that reduced staffing/closed in March following Governor Brown's Executive Order to Stay Home, Stay Safe resulting in the closure of church facilities that operated as overnight shelters. Family Promise of Washington County is seeking to hire an Interim Director to support re-opening.
- 3) On 8/4/2020 Washington County Housing opened Safe Sleep Village to house 50 houseless persons and provide physical distancing and sanitation for houseless campers living in encampments with 20 or more people. Washington County is subcontracting with Project Homeless Connect to manage the site through 12/1/2020.
- 4) Operating a hotel voucher program for 20 high-risk houseless households.



- 5) Provide sanitation equipment co-located near campsites and funding to extend Safe Sleep Village, as needed.

The COVID-19 programs are serving a diverse population (e.g. age, disabilities, race/ethnicity) with housing placement outcomes achieved in the shelter programs.

COVID-19 CARES ACT PROGRAMS SERVING HOUSELESS POPULATIONS

| | Program Start | # People Served To-Date | % Chronic* Homeless | % Age 45+ Years | % Persons of Color | # People Exit | % Exit to Housing | % Exit to Street |
|---|-------------------------|-------------------------|---------------------|-----------------|--------------------|---------------|-------------------|------------------|
| Family Promise Shelters | 6/22/2020 | 95 | 7% | 22% | 32% | 49 | 71% | 29% |
| Safe Sleep Village | 8/4/2020 | 80 | 29% | 51% | 31% | 31 | 0% | 100% |
| Hotel Vouchers | 6/24/2020 | 23 | 57% | 65% | 35% | 9 | 78% | 22% |
| Save RV Parking (*new-funding in PH CFR CARES) | Under Development | | | | | | | |
| Winter Shelters: 150-beds (CFR CARES \$350K, ESG \$490K, EFSP \$256K) | 11/1/2020 to 12/30/2020 | | | | | | | |

Total People Served: 198

*Chronic = A person with disabling condition(s) and experiencing 12 or more months of homelessness

PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES

Metro Measure 26-210 Regional Supportive Housing Services Program was passed by the voters on 5/19/2020. More information is available on the Metro website at <https://www.oregonmetro.gov/public-projects/supportive-housing-services>.

Washington County hired two consultants to support this work: Multi-Cultural Collaborative to perform community engagement and facilitate the 21-member Local Implementation Plan (LIP) Committee, and Corporation for Supportive Housing as the technical writer to develop the LIP. The LIP is meeting twice monthly, with a draft LIP scheduled for release in November to the Washington County Board of Commissioners and the final LIP submitted for approval in December 2020 to the Board of Commissioners. More information is available on the County website at <https://www.co.washington.or.us/Housing/SupportiveHousingServices/index.cfm>

HOUSELESS SYSTEM FUNDING, REPORTING AND ACTIVITIES

Built for Zero (BfZ) is a national initiative aimed at ending chronic homelessness through a comprehensive list of persons and prioritizing the most vulnerable for housing. A By-Name Case Conferencing List is prepared using data extrapolated from HMIS that is prioritized by vulnerability/assessment score and length of time houseless.

- During the first seven months, 56 chronic households with a combined total of 181 years of homelessness were housed.
<https://www.co.washington.or.us/Housing/EndHomelessness/by-name-case-conferencing.cfm>



COMMUNITY ENGAGEMENT

- *Emergency Shelter for Adult-only Households* remains a significant gap with zero year-round beds for adults in Washington County. The Metro Supportive Housing Services (SHS) levy may be identified as a funding source to address this critical need in our local CoC.
- *Severe Weather Shelter Response Plan* for winter 2020/2021 will be modified to comply with CDC requirements in response to the COVID pandemic. Washington County Housing has convened the eight shelter providers and County Public Health staff to review the model to create five (5) shelter facilities that each operate as a community-based hub where local houseless can enroll in a 90+ day, shelter program. This model aims to prevent and reduce COVID disease transmission by providing stable shelter in one location, as compared to prior years where houseless persons moved from shelter to shelter each night given the shelters were self-funded and were open only one or two nights per week. Washington County Housing will subcontract \$800,000 in ESG and EFSP CARES Act funds to support this new model.
<https://www.co.washington.or.us/Housing/EndHomelessness/severe-weather-shelter-response-plan.cfm>

X. ANNOUNCEMENTS – 4:25 P.M.

XI. ADJOURNMENT – 4:30 P.M.