

# Homeless Plan Advisory Committee

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**Thursday, October 18, 2018  
2:30 p.m.**

**Washington County Services Center East – Room 195  
3700 SW Murray Boulevard  
Beaverton, OR**



**WASHINGTON COUNTY**  
OREGON



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Future Meeting Schedule:

2019 HPAC Meeting Schedule 2:30 to 4:30 p.m.
January 17
April 18
July 18
October 17



**HOMELESS PLAN ADVISORY COMMITTEE**

Thursday, October 18, 2018

2:30 p.m.

Washington County Services Center East – Room 195  
3700 SW Murray Boulevard  
Beaverton, Oregon

*Chairperson: Vera Stoullil, Boys & Girls Aid*  
*Chairperson Elect: Rachael Duke, Community Partners for Affordable Housing*  
*Secretary: Komi Kalevor, Housing Authority of Washington County*  
*Officer terms end January 1, 2020*

**AGENDA**

- I. INTRODUCTIONS – 2:30 P.M.**
- II. ACTION - APPROVE AGENDA – 2:40 P.M.**
- III. ACTION - APPROVAL OF MINUTES – 2:50 P.M.**
  - A. July 19, 2018 Meeting Minutes ..... Action
- IV. COMMUNICATIONS AND PUBLIC COMMENT – 2:45 P.M.**
- V. NEW BUSINESS – 2:50 P.M.**
  - A. Boards and Commissions Posting for HPAC (Vacancy) – Komi Kalevor
    - 1. Vacant Positions: Philanthropy and Hospital/Healthcare (Resignation of Lindsay Coon, Tuality Healthcare)
    - 2. Term Expiration Positions: Housing Authority of Washington County, Community Corrections, Entitlement/Mainstream, Hospital/Healthcare, Homeless Consumer, and Citizen At-Large
  - B. 2018 Homeless Assessment Report (Year 10): Summary of Outcomes and Challenges – Komi Kalevor
- VI. UNFINISHED BUSINESS – 4:15 P.M.**
  - A. Open Discussion: Lack of Affordable Housing and Impact to Employers
- VIII. REPORT OF THE COMMITTEES – 4:20 P.M.**
  - A. Housing and Supportive Services Network (HSSN) – Komi Kalevor
- IX. ANNOUNCEMENTS – 4:25 P.M.**
- X. ADJOURNMENT – 4:30 P.M.**



## MINUTES

### HOMELESS PLAN ADVISORY COMMITTEE OF WASHINGTON COUNTY

July 19, 2018

Washington County Services Center East – Room 195  
3700 SW Murray Boulevard, Beaverton, Oregon

#### A. COMMITTEE MEMBERS

##### PRESENT

Carol C. Herron Rachael Duke  
Elena Uhing Renée Bruce  
Jeff Hindley Samira Godil  
Kara Radecki Shawn Fischer  
Komi Kalevor Vera Stoullil  
Kristin Griffey  
Lindsay Coon  
Phillip Williams

#### B. COMMITTEE MEMBERS ABSENT

Dick Schouten  
Russ Dondero  
Steven Berger

#### C. STAFF PRESENT

Annette Evans  
Vara Fellger

#### D. GUESTS PRESENT

Emily Starbuck  
Tim Ellsworth

Chairperson Vera Stoullil called the meeting to order at 2:34 p.m.

#### I. INTRODUCTIONS – A quorum is present.

#### II. ACTION – APPROVAL OF AGENDA

Motion: Approve agenda with the addition of the new business item proposed by Renee Bruce.

Action: Kara Radecki

Second: Shawn Fischer

Vote: Approved, unanimously

#### III. ACTION – APPROVAL OF MINUTES

Motion: Approve minutes of the April 19, 2018 meeting.

Action: Renee Bruce

Second: Elena Uhing

Vote: Approved, unanimously



**IV. COMMUNICATIONS AND PUBLIC COMMENT**

No public comment.

**V. NEW BUSINESS**

- A. Boards and Commissions Posting for HPAC (Vacancy)—Annette Evans  
Annette reported the HPAC has a vacant board position for a Philanthropy representative and asked for contacts from philanthropy agencies who might be interested in this topic and who may want to help participate in the conversation.

Kara Radecki suggested Columbia Sportswear or Nike as both companies have crossed paths with homeless and do philanthropic work. Shawn Fischer added Columbia has been involved politically and philanthropically with homelessness in Multnomah County. Their main office is in Washington County so may be interested in getting involved here. Somara Godil added Columbia Sportswear was awarded \$1.5 million to start a clinic for the homeless in downtown Portland. She will follow up with Annette with a contact she may have at Columbia.

Carol Hesson suggested The Home Builders Association Foundation or the Oregon Community Foundation.

Elena Uhing offered to provide a contact at United Way, who have reached out several weeks ago with plans to invest \$1.5 million in each of the counties to address issues of affordable housing and equity. Annette thanked the board for their suggestions.

- B. Lower Income Employment and Housing Implications – Ms. Emily Starbuck, Oregon Employment Department  
Emily Starbuck provided an overview of the county's economy noting the disparity between increases in rent and income in the Portland area, where annual average wages increased 8% since 2012, adjusted for inflation, and fair market rents increased 34%. HUD considers households paying more than 30% of their monthly income on housing are rent-burdened, which currently includes households making less than \$40,752 per year. According to the Zillow Rent Index, median rents in Washington County only grew by 1% last year to \$1,522 for multifamily rentals and \$1,882 for single family rentals, indicating the trend appears to be flattening out.

Ms. Starbuck proceeded to discuss the employment and job growth in various sectors of industry and provided a demographic description of Washington County households in the low-income category and the industry sectors within which they were employed. She also provided a 10-year projected job growth outlook for the Washington County area.



Questions & Answers

**Elena Uhing inquired whether Emily's research correlated a recent presentation indicating a decrease in industry sector jobs and an increase in manufacturing over the next three years.**

Over the last year or two, total employment continued to grow, but at a slower pace than in the past five years. Emily expects to see the slowing trend to continue, but doesn't see industry jobs contracting on a broad scale.

**Annette Evans inquired about an increase in construction area jobs?**

Construction jobs have been growing over the past five years and are expected to continue to grow, but the industry as a whole is a small part of total employment.

**Annette Evans inquired who made up the 41% of low-income residents that were not participating in the labor force.**

The data considered any individual older than 16 years of age as able to work and includes individuals who were still in high school and not working as well as retirees. The Census Bureau doesn't ask why an individual was not working so the sub-state level data was not available.

Elena Uhing added the 41% also includes those that have given up looking for work because of housing or workforce barriers. Annette Evans shared, HUD funded programs and performance outcomes reflect people were exiting programs with little or no earned income, even with a good economy.

**Rachel Duke wondered what percentage of people were retired and low-income, but still working?** She felt it was a growing population and a good demographic to track in order to know the kind of support and services that would be needed. Elena Uhing added, many of the retirees who went back to work, did so for medical benefits. Annette added she was working with Virginia Wirtz from the Social Security Administration regarding a presentation on disability rights and employment.

Emily stated income source data was available and it would be an interesting data set to look at.

**Elena Uhing requested an age demographic be included in future presentations.** She felt it was important for the community to understand how the aging population was experiencing low and extremely low income.

**Rachel Duke asked if there was a way to connect large companies to the number of lower-income jobs they contract out.**

Emily stated there were wage records for employers but not for individual employees. Elena shared there was a group working on the disparity between contract workers (especially in high-tech) versus fully employed for retirement, health benefits and wages. The group's work has brought to light high-level employers with employees who are literally homeless or need affordable housing because they can't afford to live in the area they work.

She will forward contact information for the group to Annette.

Elena pointed out we should also be looking at the debt level for people going back to school which drastically reduced their disposable income, even though on the surface the income level appeared high.



**Kara Radecki asked if trade schools were included in the education data.**

Emily stated trade schools would most probably fall into "Some college or Associate's."

**Rachel Duke asked if education had always been in the low-wage tier.**

The education industry placement into the low-wage tier represented an average between teachers and teaching assistants and the wide range in actual income between higher education and primary/middle/high school educators.

**Elena Uhing inquired whether Emily's projection data considered the slowing trend expected for the Construction Industry over the next three years?**

Historically, construction is very cyclical as evidenced by the wild swings in construction over the past ten years. When looking at the industry over the longer time period, it actually evens out and is the reason they prefer to do the longer term forecast.

**Rachel Duke asked if there were studies available on the impact of job growth and employment in lower income jobs and the lack of housing.**

Emily agreed that would be valuable information to have in planning for the future.

**Elena inquired how many of the 23% employed part time, worked two jobs.**

Both first and second occupations were tracked; however if both jobs were in the same industry, it was considered one job, or if the total number of hours worked was close to 40 hours, it was considered full time. Elena felt that was an inaccurate representation of the data. Emily agreed that information would be valuable to look at for future presentations.

Emily closed with an offer for her monthly economic newsletter, *Economic Indicators Report*, and provided her contact information.

Motion: The presentation shall be offered to The Board of County Commissioners to inform them of the research.

Action: Komi Kalevor

Second: Elena Uhing

Vote: Approved, unanimously.

Lack of Affordable Housing and the Impact to Employers.

Discussion continued regarding the majority of jobs expected to come into Washington County over the next ten years were low-wage jobs. With the current shortage of affordable housing, Annette Evans inquired whether business or others have discussed number of housing units needed to allow for employees of low-wage jobs to be able to afford to live in the areas they work. It was generally felt the lack of affordable housing and its impact to low-wage employers should be a concern not only to those employers but to the county as well.



Vera Stoulil inquired about the best strategy to employ to have the conversation with employers and advocate for the issue.

Rachel Duke felt concrete data was needed in order to present a valid case to employers. Annette shared the economic climate might be right for the issue to finally gain traction referring to the numerous emails she has been forwarding to HSSN for job openings and suggested possibly involving Westside Economic Alliance (WEA).

Rachel Duke shared WEA had a conference scheduled in October and thought it might be worth approaching them to include a presentation on this topic. Emily stated she would be happy to present and would appreciate assistance in getting before the WEA.

Renee Bruce expressed WEA was in support of housing coupled with transportation and focused more on high speed transportation that would allow employees to commute from longer distances faster, rather than making affordable housing available where employees work. Elena felt the WEA's focus has changed.

It was proposed Elena Uhing and Rachel Duke approach Pam Treece, Executive Director of WEA, about Emily Starbuck presenting at the October conference and inquire about the data that employers will need to move the conversation forward. Rachel Duke suggested Washington County Thrives be included in the conversation as well. It was agreed the topic of housing and income remain on the agenda until there was a new policy in place.

C. Setting Agenda for October 18 HPAC Meeting

Annette reported she will be out-of-country for the next meeting and wanted to review agenda items should the group decide to hold the meeting in her absence. She proposed the agenda include an update on the affordable housing and employer topic and a review of the *2018 Homeless Assessment Report: Year 10 Outcomes and Challenges* to be presented to the Board of County Commissioners. It was decided the meeting should remain on October 18 with Komi Kalevor presenting the homeless report.

D. HPAC support of Metro's proposed constitutional amendment and regional housing bond.

Renee Bruce reported Metro is expecting the vote to be very close and is looking for support. She inquired whether the HPAC as a body could lend their support, given board members were appointed by the Board of County Commissioners. Komi Kalevor stated Washington County staff would abstain, but he didn't see why the remaining members couldn't add their individual support as private citizens. Elena added that as City Councilor, she cannot vote on the issue until her entire Council takes a vote. She, just like





Washington County staff, would have to abstain if the Forest Grove City Council doesn't take a vote one way or another. Phillip Williams stated he would have to abstain as a state employee. Shawn Fischer also stated he would have to abstain. Rachel Duke added CPAH's board has voted to support the constitutional amendment and the bond measure. Elena stated her concerns about any group voicing their endorsement when only hearing one side of the issue. Renee Bruce stated there was only one small organized "NO," aside from cities, and the question really came down to whether you support the bond as presented or not. Annette will check with County Counsel to clarify HPAC as an endorsing agency. If this board's advocacy needs approval via motion, it would be done so individually to ensure the county was not associated. Shawn Fischer added providing information that informs what a "yes" or a "no" vote would mean, would be appropriate. Annette will research the issue and report back via email. Elena added WEA Housing & Transportation had an advisory group working on a report called "Intersections" expected out by October 5 or 7, that will lay out the details of what support "for" or "against" will look like.

**UPDATE:**

On July 25, 2018 Annette Evans provided County Counsel's response as follows: ORS 260.432 prohibits engaging in political advocacy and this statute applies to "appointed" board members when acting in their official capacity.

**VI. UNFINISHED BUSINESS**

No unfinished business.

**VII. REPORTS OF THE COMMITTEES**

**B. Housing and Supportive Services Network (HSSN)—Annette Evans**

Annette recognized Community Action Organization for securing funding for severe weather shelters and rapid rehousing for people exiting winter shelters. The Board of County Commissioners approved Washington County and Community Action entering into a contract to fund severe weather shelters. Annette was working to mail shelter contracts within the next two weeks.

HUD released their FY2018 CoC Program grant application and Annette will be applying for \$3.5 million in grant funds for the next fiscal year.

Metro was launching a "Trash Collection" pilot project September 1 to provide special heavy duty bags to key partner agencies within the Tri-County area for dissemination to homeless campers for cleanup of their campsites and to call Metro for pickup (at no charge). The agencies currently involved in the project are Clean Water Services, Washington County Sheriff's Office, Beaverton Police Department and Tualatin Hills Parks & Recreation (TVPRD). These agencies are considered a better vehicle for enforcement and implementation of the program, rather than outreach workers. The group meets again with Metro within the next two weeks and will include a discussion on incentives



that have worked in other parts of the country. Metro's goal was to distribute 500 bags and see how quickly they can be filled.

**VIII. ANNOUNCEMENTS**

- Rachel Duke announced funding for Red Rock Creek Commons, a 48 unit project at Tigard Triangle, which includes a number of vouchered units, 8 of which will be set aside for people with severe and persistent mental illness, partnering with Luke-Dorf, Inc. for services. The project will be a combination of regular tax credit and voucher housing. They hope to begin construction in approximately one year.
- Rachel announced they are anxiously waiting to hear on Cedar Grove, their 48 unit site at Cornell and Murray Boulevard next week, with 8 units set aside for homeless families. They received resources from the City of Beaverton and, combined with cash from the building, hope to provide a half-time Services Coordinator on-site to support families as well as partnering with Community Action Organization.
- Rachel announced a Mental Health and Housing conference on October 15 and will include some policy information. She will co-present a session on how to do Supportive Housing (Supportive Housing 101).

**IX. ADJOURNMENT**

The meeting adjourned at 4:15 p.m.

Respectfully submitted,

Komi P. Kalevor  
Secretary



**IV. COMMUNICATIONS AND PUBLIC COMMENT – 2:45 P.M.**

**V. NEW BUSINESS – 2:50 P.M.**

- A. Boards and Commissions Posting for HPAC (Vacancy) – Komi Kalevor
1. Vacant Positions: Philanthropy and Hospital/Healthcare (Resignation of Lindsay Coon, Tuality Healthcare)
  2. Position Terms Expiring December 31, 2018:
    - a. Housing Authority of Washington County
    - b. Community Corrections
    - c. Entitlement/Mainstream
    - d. Hospital/Healthcare
    - e. Homeless Consumer
    - f. Citizen At-Large
- B. 2018 Homeless Assessment Report (Year 10): Summary of Outcomes and Challenges – Komi Kalevor

**VI. UNFINISHED BUSINESS – 4:15 P.M.**

- A. Open Discussion: Lack of Affordable Housing and Impact to Employers.

**VII. REPORT OF THE COMMITTEES – 4:20 P.M.**

- A. Housing and Supportive Services Network (HSSN) – Komi Kalevor

**SEVERE WEATHER SHELTER RESPONSE PLAN**

The Washington County Severe Weather Shelter (SWS) Response Plan will operate November 2018 through March 2019 and provide homeless with overnight shelter, meals and referral to community resources. The shelters are located in six cities: Beaverton, Forest Grove, Hillsboro, Sherwood, Tigard, and Tualatin. New this year is funding provided by the Oregon Emergency Housing Assistance valued at \$312,440, with a mission and goal to prevent loss of life for persons living on the streets during freezing temperatures and rehouse 30% homeless households exiting shelter. The outcomes will be tracked in the Homeless Management Information System (HMIS). Community Action will purchase and install equipment to meet the HMIS requirements and report outcomes to the Oregon Housing and Community Services. Information is available at <https://www.co.washington.or.us/Housing/EndHomelessness/severe-weather-shelter-response-plan.cfm>

**CLOVER COURT – 6-UNITS PERMANENT SUPPORTIVE HOUSING**

Luke-Dorf, Inc. contracted with Troffer Construction to develop the 6-unit permanent supportive housing project located in Aloha, Oregon. Anticipated construction completion is scheduled for May 2019, at which time an Open House will be held to invite partner agencies and the neighbors surrounding Clover Court to view the housing and Community Center. The \$1.6 million project will serve chronically homeless adults with disabilities. <https://www.co.washington.or.us/housing/proposed-clover-court-development.cfm>



### **METRO TRI-COUNTY HOUSING EQUITY STRATEGY TO EXPAND PERMANENT SUPPORTIVE HOUSING**

Washington County Housing Services is a partner agency in the planning grant and Steering Committee to address the regional needs for affordable permanent supportive housing (PSH) serving homeless individuals and families. Corporation for Supportive Housing (CSH) has performed a gaps analysis of the Washington County need for PSH and reports 226 new units are needed to address current homelessness. Implementation of the PSH plan may have funding implications for local governments to provide the supportive services that are not reimbursable through Medicaid, Medicare, OHP, etc. The PSH planning grant outcomes will align with the Metro Bond proposed in the November ballot. The Tri-County Steering Committee will meet September 27 to review the regional PSH unit needs. If the Constitutional Amendment passes, Washington County is projected to develop 1,326 units of affordable housing, with 543 units serving 0-30% AMI in permanent supportive housing. Without the Constitutional Amendment, the project units include 816 with 335 units serving 0 to 30% AMI in permanent supportive housing.

### **METRO “TRASH BAG COLLECTION” PILOT PROJECT**

In October, Metro will implement a 6-month tri-county solid waste “trash bag collection” project to increase disposal options for people experiencing homelessness, develop stronger relationships between regional partners serving the homeless, and reduce the number of complaints related to trash generated by homeless campers. A kick-off meeting with Metro included Tualatin Hills Park and Recreation District, City of Forest Grove Parks, Clean Water Services, Beaverton Police, and Washington County Sheriff. The pilot will provide trash bags with Metro’s name and phone number to call for pick-up. The above agencies will provide the trash bags to homeless persons requesting they place their trash in the Metro bags and then notify Metro to pick-up the bags. Outcomes will measure tonnage collected, number of bags, location of collection, waste types, date cleaned up by Metro, and reporting entity.

### **FEDERAL HEARTH ACT FUNDING**

On September 4 the Board of County Commissioners approved the submittal of the FY2018 CoC Program competitive grant application seeking \$3,858,293 in HUD funds to renew 235 units of rent subsidy/services and request new “DV and PSH bonus” funds that include \$185,531 for a 10-unit Sojourner’s House providing tenant-based rent and services for persons experiencing domestic violence, and \$202,170 for a 15-unit Shelter Plus Care Chronic Expansion project providing rent subsidy in permanent supportive housing. Application online <https://www.co.washington.or.us/Housing/EndHomelessness/homeless-programs-and-events.cfm>



Federal Homeless Program Funds	FY2013	FY2014 <sup>1</sup>	FY2015 <sup>2</sup>	FY2016 <sup>3</sup>	FY2017 <sup>4</sup>	FY2018 <sup>5</sup>
	<b>\$1.929 billion</b>	<b>\$2.105 billion</b>	<b>\$2.135 billion</b>	<b>\$2.250 billion</b>	<b>\$2.383 billion</b>	<b>\$2.513 billion</b>
CoC Program Competitive Grant Funding & Other	\$1.7 billion	\$1.8 billion	\$1.9 billion	\$1.918 billion	\$2.113 billion	\$2.243 billion
County Grant Award – CoC Program	\$2.6 million	\$2.7 million	\$3.4 million	\$3.4 million	\$3.5 million	\$3,858,293
Emergency Shelter & Solutions Grant (ESG) Formula Funding	\$215 million	\$250 million	\$250 million	\$250 million	\$270 million	\$270 million
County ESG Entitlement Formula Funds <sup>6</sup>	\$134,781	\$152,317	\$165,058	\$164,525	\$166,014	\$169,025

**EMERGENCY FOOD AND SHELTER PROGRAM – FY2017 PHASE 35**

The Emergency Food and Shelter Program (EFSP) was created in 1983 to supplement the work of local social service organizations within the United States to help hungry and homeless people in need of emergency assistance. The FY2017 Phase 35 EFSP funding award was approved 9/25/18, with historic funding as follows:

- \$216,120 FY2017: \$64,836| \$105,899 rent; \$45,385 food/meals
- \$228,085 FY2016: \$69,794; \$105,831; \$52,460 food/meals
- \$303,632 FY2015: \$91,090 shelter; \$142,707 rent; \$69,835 food/meals
- \$233,686 FY2014: \$70,078 shelter; \$109,788 rent; \$53,820 food/meals
- \$193,869 FY2013: \$59,161 shelter; \$91,118 rent; \$41,590 food/meals
- \$204,489 FY2012: \$73,616 shelter; \$89,975 rent; \$40,898 food/meals
- \$ 62,988 FY2011 State Set-aside: \$0.00 shelter; \$50,390 rent; \$12,598 food/meals
- \$376,296 FY2010 EFSP/ARRA: \$135,467 shelter; \$162,829 rent; \$78,000 food/meals
- \$281,091 FY2009 EFSP: \$87,291 shelter; \$101,840 rent; \$49,800 food/meals

**2018 ANNUAL HOMELESS ASSESSMENT REPORT**

The county's homeless plan has transitioned from *A Road Home: 10-Year Plan to End Homelessness* (2008-2018) to *A Road Home: Community Plan to Prevent and End Homelessness*. Annette Evans is completing the research and writing the 2018 Annual Homeless Assessment Report: Outcomes and Challenges for year 10 of the 10-Year Plan. The draft report will be presented to the HSSN Strategic Planning and Discharge Workgroup on October 5, followed by the Homeless Plan Advisory Committee (HPAC) at their October 18 meeting. Once

<sup>1</sup> FY2014 Omnibus Appropriations; January 17, 2014.  
<sup>2</sup> FY2015 Omnibus Appropriations, December 16, 2015  
<sup>3</sup> FY2016 Omnibus Appropriations, December 18, 2016  
<sup>4</sup> FY2017 H.R. 244 Omnibus Appropriations, May 5, 2017  
<sup>5</sup> FY2018 H.R. 1625 Omnibus Appropriations, March 23, 2018  
<sup>6</sup> Emergency Solution Grant formula is based on percentage of CDBG funds



approved by both committees, the report will be presentation to the Board of County Commissioners in November and release to the public. Copies of previous reports is available online at <https://www.co.washington.or.us/Housing/EndHomelessness/a-road-home.cfm>

**ECONOMIST REPORT ON EMPLOYMENT AND HOUSING IMPLICATIONS**

The Board of County Commissioners received a report on Lower Income Employment and Housing Implications presented by Emily Starbuck, Washington County Workforce Analyst for the Oregon Employment Department. The research included highlights in rents that appear to be stabilizing; e.g. Zillow Rent Index reports median rents grew by 1% last year, Wilsonville continues to lead in population growth within Washington County, and construction jobs are forecasted to double over the next 10 years. Emily reported the ten-year average reports a shrinking middle-wage sector that only grew by 8%, as compared to higher-wage sector employment grew by 17% and low-wage employment grew by 14%. The findings of this research will be presented to the HSSN on October 3.

**VIII. ANNOUNCEMENTS – 4:25 P.M.**

**VIII. ADJOURNMENT – 4:30 P.M.**