

Homeless Plan Advisory Committee

Thursday, January 17, 2019

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.
April 18
July 18
October 17



HOMELESS PLAN ADVISORY COMMITTEE

Thursday, January 17, 2019
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.**
Welcome new HPAC Members.
- II. **ACTION - APPROVE AGENDA – 2:40 P.M.**
- III. **ACTION - APPROVAL OF MINUTES – 2:50 P.M.**
A. October 18, 2018 Meeting Minutes..... Action
- IV. **COMMUNICATIONS AND PUBLIC COMMENT – 2:45 P.M.**
- V. **NEW BUSINESS – 2:50 P.M.**
A. Washington County Veterans Court – Joe Simich, Washington County Community Corrections.
B. Metro Affordable Housing Bond Implementation Plan – Komi Kalevor, Housing Authority of Washington County.
C. Tri-County Equitable Permanent Supportive Housing (PSH) Regional Expansion Plan – Annette Evans, Washington County Housing Services.
- VI. **UNFINISHED BUSINESS – 4:00 P.M.**
A. Open Discussion: Lack of Affordable Housing and Impact to Employers
- VIII. **REPORT OF THE COMMITTEES – 4:15 P.M.**
A. Housing and Supportive Services Network (HSSN) – Annette Evans
- IX. **ANNOUNCEMENTS – 4:25 P.M.**
- X. **ADJOURNMENT – 4:30 P.M.**



MINUTES

HOMELESS PLAN ADVISORY COMMITTEE OF WASHINGTON COUNTY

October 18, 2018

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

A. COMMITTEE MEMBERS

PRESENT

Carol C. Herron Russ Dondero
Dick Schouten Shawn Fischer
Kara Radecki Steven Berger
Komi Kalevor
Phillip Williams
Rachael Duke
Renée Bruce

B. COMMITTEE MEMBERS ABSENT

Elena Uhing
Jeff Hindley
Kristin Griffey
Samira Godil
Vera Stoulil

C. STAFF PRESENT

Vara Fellger

D. GUESTS PRESENT

Chairperson Elect Rachel Duke called the meeting to order at 2:35 p.m. in Chairperson, Vera Stoulil's absence.

I. INTRODUCTIONS – A quorum is present.

II. ACTION – APPROVAL OF AGENDA

Motion: Approve agenda as submitted for this meeting.

Action: Dick Schouten

Second: Renee Bruce

Vote: Approved, unanimously

III. ACTION – APPROVAL OF MINUTES

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

Action: Renee Bruce

Second: Kara Radecki

Vote: Approved. Dick Schouten abstained.

IV. COMMUNICATIONS AND PUBLIC COMMENT

No public comment.

V. NEW BUSINESS

A. Boards and Commissions Posting for HPAC (Vacancy)

Komi Kalevor reported the HPAC has two (2) vacant board positions for Philanthropy, and Hospital/Healthcare and six (6) positions where terms were expiring: Housing Authority of Washington County, Community Corrections,



Entitlement/Mainstream, Hospital/Healthcare, Homeless Consumer, and Citizen At-Large. He solicited assistance in recruiting for vacant and expiring position.

Renee Bruce inquired whether County Commissioners looked at gender, ethnicity and location when considering candidates for board positions. All aspects were taken into consideration before recommending individuals to County Commissioners for positions on the board.

Komi Kalevor confirmed he would be renewing his board position as Housing Authority of Washington County representative. Phillip Williams confirmed he was renewing for the Entitlement/Mainstream position and had already submitted paperwork. Steven Berger also confirmed his renewal for the Community Corrections position.

Russ Dondero reported he would not be renewing his Citizen-At-Large position but would recommend Martha Moyer from the Church of Christ in Hillsboro to the position.

Renee Bruce will provide contact information for someone at Kaiser Permanente for a Hospital/Healthcare position.

Carol Herron stated she had previously suggested contacting the Oregon Community Foundation for the Philanthropy position.

Komi thanked the board for their suggestions and referrals and directed them to email Annette Evans directly for additional recommendations.

B. 2018 Homeless Assessment Report (Year 10): Summary of Outcomes and Challenges

Komi Kalevor reviewed the draft of the report prepared by Annette Evans and fielded questions from the board.

Steve Berger asked if chronic homeless with disabilities was a sub-category of "chronic homeless." Chronic homeless almost always have disabling conditions.

Carol Herron stated not all chronic homeless were disabled, or admit they have a disability/mental illness and as a result don't access the services available to them in the homeless system.

Kara Radecki added there were individuals who identified as being disabled when entering the system, but for various reasons were not eligible for services because their disability was not considered a disabling condition under the grant, Medicaid or other funding source.



Russ Dondero wondered if the statistics reflected the system doing a better job of counting the homeless which would inherently cause the numbers to increase. The more important issue was how to get services to them.

Rachel Duke added HUD changes their definition of “chronically homeless” from year to year which causes the number of people in categories to change as well, and may be part of the reason for the increase in chronic homeless in the Point-In-Time data.

Kara Radecki felt an increase in shelter and housing entrants from institutional settings actually reflected a move in a positive direction. Outreach workers meeting with individuals while still in the institution to connect them to a program could be considered homelessness prevention.

Komi noted veteran homelessness was essentially at “Functional Zero” which meant there was enough capacity to house all of the homeless veterans in our community.

Steve Berger shared Community Corrections had developed a “Veterans Court” in collaboration with the District Attorney’s Office, State Courts and Veteran Affairs to move veterans involved in the criminal justice system into services much faster. By design, all individuals involved in the program are connected to services provided by the homeless system. There was agreement to Rachel Duke’s suggestion of a presentation on the Specialty/Treatment Courts at an upcoming HPAC meeting.

Russ Dondero asked what the primary barriers to housing were for chronic homeless and how the homeless system was getting around them. Renee Bruce listed barriers such as criminal records, mental health and prior evictions. Kara Radecki stated she had success with landlords of smaller apartment complexes who were more flexible and receptive to taking on someone with a criminal record.

Rachel Duke added non-profit landlords were able to provide reasonable accommodations and could consider criminal backgrounds. She added, some of the newer supportive housing units also had lower screening barriers. She also thought it was important to provide a budget for resident services to assist people struggling after being accepted into a community.

Komi reported the Meyer Memorial Trust was working with the State Housing Department and housing authorities to relax screening criteria. A report was expected out by the end of the year. Komi offered to provide a draft of the report to Rachel and the HPAC membership.

Renee Bruce noted the poverty data referenced in the report used the “federal poverty level” but there were people in our community at 200% of the federal



poverty level that were struggling with housing issues and being able to make ends meet as well.

Dick Schouten wondered if the final Year 10 report will include election results of the Metro Affordable Housing Bond Measure 26-199 and all of its implications on the homeless system strategies moving forward in 2018/19. Russ Dondero inquired, if the bond measure passes, how will the proposed plans to build affordable housing units be implemented within jurisdictions?

Renee Bruce shared cities and counties had been developing plans that could be implemented as soon as results were in. Rachel Duke felt the biggest issue across the region will be scaling the effort and would require organizations to do more of what they were doing now.

Carol Herron suggested Trash Can Collection project bags be provided to Severe Weather Shelters for dissemination to homeless who come to the shelter.

Russ Dondero inquired about whether the student homelessness messaging coming from the Trump administration HUD policy makers was changing, or staying the same.

Renee Bruce raised concern about the next census count and how results might affect funding (how to get an accurate count of people in light of the current immigration issues). Carol Herron added winter shelters were required to enter data into HMIS this year and would also be dealing with people who might not want to provide information because of immigration concerns which could also affect funding as a result.

Komi reported Oregon Health Authority was making efforts to share data between state systems which have, until now, been completely separate because of privacy concerns.

Carol Herron was curious to know if Immigration and Customs Enforcement (ICE) had come into any of the winter shelters. Renee Bruce stated winter shelters were considered sanctuaries and did not report to ICE; however Community Action Organization had noticed Hispanic families were very concerned about ICE taking family members and were not seeking homeless system services because they have been told, "If your VISA is in process and you accept social services (are a drain on society), you will not get your VISA." Shawn Fischer stated if the shelter did not report to ICE, there was no way they would not know a person was there. Law enforcement was prohibited from aiding ICE in immigration enforcement.



Renee Bruce noted the number of agencies involved in the Housing and Supportive Services Network (HSSN) was very impressive and reflected the highly collaborative culture in this region.

Shawn Fischer suggested talking about “homelessness” in groups. He felt homelessness related to business’ concern for employees having affordable housing nearby was a different issue from business owner concern for loss of sales due to homeless camping in downtown. They were related but not the same and required a different strategy. When speaking about homelessness, what comes to most people’s mind was the person camping in parks and sleeping on benches, not the children who were couch surfing or sleeping in cars because they couldn’t afford this week’s rent. He felt most chronic homeless would prefer to be inside, but don’t trust the system enough to engage in it and accept help. The strategy to those folks had to be something different than “housing first,” because they wouldn’t accept it. What might be more effective for them might be to first establish a relationship to build trust, and then offer housing. There was general agreement the report should acknowledge and describe all of the types of homelessness that exist in our communities and the variety of strategies needed.

Carol Herron mentioned Just Compassion shelter had been open for 10 years and people who had been there the entire time, were finally starting to show interest in moving to housing because they were older and beginning to experience health issues.

Rachel added she was seeing people wanting to move inside that had been outside for 20 years but were finding it difficult in making the adjustment. The key is to offer help in a way chronic homeless would accept.

Komi suggested board members email Annette Evans directly for any additional changes to the report.

VI. UNFINISHED BUSINESS

A. Lack of Affordable Housing and the Impact to Employers

Discussion continued regarding employer impact to the projected increase in low-wage jobs over the next ten years and the shortage of affordable housing that would result. Renee Bruce mentioned New Seasons being very vocal about affordable housing at a meeting last year and concerned about the ability of their employees being able to live nearby. Community Action Organization had a lunch scheduled at the Oregon Zoo next week and would continue to discuss affordable housing at that forum.

Kara Radecki was active with the Hillsboro Downtown Partnership but was curious whether other communities had similar partnerships to provide information and dispel myths about homelessness in general.



Rachel Duke would look at other avenues where Emily Starbuck could possibly present her economic data to increase awareness about the lack of affordable housing and how employers could be impacted by the economic projections.

VI. REPORTS OF THE COMMITTEES

A. Housing and Supportive Services Network (HSSN)

The board reviewed the information provided by Annette Evans providing no additional comment.

VII. ANNOUNCEMENTS

- Kara Radecki announced a private fundraiser at her home on October 27 for HomePlate which provides services for youth. The event will include a silent auction.
- Steve Berger announced Community Corrections' opening of a new home in the Aloha area (10 beds) for homeless offenders under supervision. They partnered with Bridges to Change to provide wrap around mentor and mental health services. He offered to send out a list of all housing options available to individuals routed through Community Corrections agencies.
- Carol Herron announced Just Compassion is the first of the winter shelters to open on Thursday, November 1. St. Anthony's (Tigard) will come online Saturday, November 3 and St. Francis (Sherwood) on Sunday, November 4.
- Russ Dondero announced he would not be renewing his board position and plans to spend more time with his family. He appreciated his time on the board and thanked them for allowing him to be a part of the group. He also wanted to acknowledge the tireless work of Annette Evans, stating he considered her the "Mother Teresa" of the homeless effort in Washington County.
- Komi Kalevor announced Housing Authority of Washington County was hosting a housing forum in Beaverton next Friday, October 26 on Linking Housing with Supportive Services." Rachel Duke is the keynote speaker.
- Dick Schouten hoped the Metro Bond measure passes and was looking forward to the challenges of additional funds being made available to the County.
- Phillip Williams announced a pilot program designed to get people in housing, keep them in housing and remove barriers. The program was developed in conjunction with Department of Human Services (DHS) and Community Action Organization and provides an additional \$450,000 for clients on cash assistance. A temporary rule change statewide provides flexibility on authorized spending for cash assistance clients and now allows for payment of a month's rent, U-Haul rental, storage facility rental, arrears, negotiating down landlord debt, utilities, etc. A Community Action Organization representative is located on-site at each branch of DHS and can provide immediate services. The program expires June 30, 2019 but with positive outcomes, the hope is funding will continue in the future.
- Renee Bruce announced the availability of Community Action Organization's 2018 edition of "Issues of Poverty" publication which is also available online at



https://caowash.org/about_us/publications.html. The Appendix in the publication provides poverty data and survey results by city.

- Rachel Duke announced Red Rock Creek Commons, a 48 unit project at Tigard Triangle is going forward through additional funds received from The Oregon Health Authority and includes a number of vouchered units, 8 of which will be set aside for people with severe and persistent mental illness with services provided by Luke-Dorf, Inc. The project will be a combination of regular tax credit and voucher housing. They hope to begin construction in approximately one year. Cedar Grove, a 48-unit site at Cornell and Murray Boulevard is also moving forward 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.

VIII. 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. Washington County Veterans Court – Joe Simich, Washington County Community Corrections.
- B. Metro Affordable Housing Bond Implementation Plan – Komi Kalevor, Housing Authority of Washington County.
- C. Tri-County Equitable Permanent Supportive Housing (PSH) Regional Expansion Plan – Annette Evans, Washington County Housing Services.

VI. UNFINISHED BUSINESS – 4:00 P.M.

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

VII. REPORT OF THE COMMITTEES – 4:15 P.M.

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

SEVERE WEATHER SHELTER RESPONSE PLAN

Nearly 400 individuals received overnight shelter and meals at the eight shelter sites during the first 2-months of operation. The shelters continue to serve a high number of people with special needs to include chronic health issues, substance addition, mental health, etc. The winter shelter schedule is updated weekly and available online at www.co.washington.or.us/homeless.

CLOVER COURT – 6-UNITS PERMANENT SUPPORTIVE HOUSING

Construction of Clover Court located in Aloha, Oregon, continues despite a break-in and theft of tools from the contractor's trailer. Occupancy of the units is anticipated by June 2019. 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-FUNDED TRI-COUNTY HOUSING EQUITY PLAN

Washington County Housing Services is a partner agency in the Metro-funded Tri-county Housing Equity planning grant to address the regional needs for permanent supportive housing (PSH) serving homeless individuals and families. The plan's goals recommend strategies in creating new resources, regional alignment and collaboration, and increased capacity to meet implementation of 10% goal by 2022. Washington County's need for PSH identifies 226 new units based on current chronic homeless data and current inventory turnover rate. Implementation of the PSH plan will have funding implications for local governments to provide the supportive services that are not reimbursable through Medicaid, Medicare, OHP, etc., with local dollars aligned with *A Road Home*. The draft plan is scheduled for release in late January 2019.



PROCLAMATION: NATIONAL HUNGER AND HOMELESSNESS AWARENESS

On November 6, the Washington County Board of Commissioners proclaimed November 10-18 National Hunger and Homelessness Awareness Week, that coincided with a food drive supporting the Oregon Food Bank and donations of hygiene and clothing for homeless shelters. County employees donated \$1,312 in cash and 1,367 pounds in food to the Oregon Food Bank.

9TH CIRCUIT COURT OF APPEALS RULING: MARTIN V. BOISE

On September 4, 2018, the 9th Circuit Court of Appeals affirmed that the state may not criminalize conduct that is an unavoidable consequence of being homeless, to include sitting, lying or sleeping on the streets where there are more homeless persons than available shelter beds or in the absence of other adequate alternatives. The HSSN will be convening a stakeholder group to develop a plan that will provide alternatives that may include the creation of a year-round emergency shelter serving adult-only households in Washington County.

FEDERAL CoC PROGRAM FUNDING (HEARTH ACT)

Washington County submitted a CoC Program competitive grant application seeks \$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	FY2014¹	FY2015²	FY2016³	FY2017⁴	FY2018⁵
	\$1.929 billion	\$2.105 billion	\$2.135 billion	\$2.250 billion	\$2.383 billion	\$2.513 billion
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 ⁶	\$134,781	\$152,317	\$165,058	\$164,525	\$166,014	\$169,025

¹ FY2014 Omnibus Appropriations; January 17, 2014.

² FY2015 Omnibus Appropriations, December 16, 2015

³ FY2016 Omnibus Appropriations, December 18, 2016

⁴ FY2017 H.R. 244 Omnibus Appropriations, May 5, 2017

⁵ FY2018 H.R. 1625 Omnibus Appropriations, March 23, 2018

⁶ Emergency Solution Grant formula is based on percentage of CDBG funds



VIII. ANNOUNCEMENTS – 4:25 P.M.

VIII. ADJOURNMENT – 4:30 P.M.

