



# MEETING MINUTES

## HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY

April 28, 2022- 9:00 a.m.

Virtual Meeting Via Zoom

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Alma Flores	Josh Crites
Katherine Galian	Jacob Boyett
Eric Schmidt	Melissa Sonsalla
Narendar Sahgal	Will Seals
Dave Bachman	Ling Huang-Dressel
Sid Scott	Shannon Wilson
Sheila Greenlaw-Fink	Liz Morris
Carine Arendes	Jes Larson
Melinda Bell	
Nina Sparr	
John Epstein	
Nina Stafford	
<u>ABSENT</u>	<u>GUESTS</u>
Renee Brouse	
Gena Briggs	<u>HABOD MEMBERS PRESENT</u>

**I. ROLL CALL** – 9:01 a.m. A quorum was present.

### **II. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES**

Katherine Galian reported that the emergency rent assistance program is narrowing the application portal on May 6<sup>th</sup> and all of the application received until then will be funded under the current criteria, but moving forward the scope and scale will be reduced to match the current funding level. This will reduce the eligibility criteria to those who are 0-30% and/or currently facing an eviction. As funding changes, the eligibility criteria may be updated to match. The state Alita portal has been closed since March, so there are fewer pathways for people who have not yet applied for rent assistance to have protection under the current safe harbor regulations starting on May 6<sup>th</sup> in Washington County

Sid Scott reported that there has been a large uptick in inflationary costs of construction, and there is concern that there will be slowing or pauses on projects being worked on. The one encouraging part he had to report was that he is receiving calls from contractors about upcoming items, which means that



they are starting to look towards the future and indicates things could reach a more reasonable pace and cost. As a side note, Sid mentioned that his office is working on 543 affordable housing units either in the design or construction phase.

Dave Bachman noted that they are in the process of working to open 4 buildings currently, and doing preleasing activities for those buildings. Additionally, 13 buildings are expected to open in 2023. On Wednesday, April 27<sup>th</sup>, they started preleasing events and open applications for the Valfre at Avenida 26 in Forest Grove. It is anticipated that between now and the end of the week there will be 70-75 completed applications that are ready for income qualification steps, all with thanks to the county and the nonprofit partners that supported.

Sheila Greenlaw-Fink reported that a cohort with HomePlate and Unite Oregon was kicked off the previous night, and one of the things that struck her was the surprise that people had over the lack of regulated housing there is. This made her think about the work the HAC does on regulated units, and might do on unregulated units, specifically with the Housing Authority; and that committee members might be able to work with Dave and others in the property management field to request that private sector landlords consider revising their onerous screening processes.

**III. ACTION – APPROVAL OF MINUTES @ 9:23 a.m.**

The committee voted to approve minutes from March 24, 2022 meeting with the suggested changes brought forward by Sheila Greenlaw-Fink.

Motion: Sid Scott

Second: Katherine Gallian

Vote: All approved

**IV. EXECUTIVE DIRECTOR’S REPORT**

Presented by Josh Crites, Assistant Director, while Komi Kalevor is on vacation. Annette Evans, Continuum of Care (CoC) Program Manager, will be retiring from the county on April 29<sup>th</sup> and a retirement celebration will be held that evening. In the meantime, Leslie Gong will be filling Annette’s role as the interim CoC Program Manager. The department is continuing their work on equity in partnership with Latricia Tillman from the county’s Equity office and will be going through Intercultural Development Inventory to better understand where the department is at working with staff and the community. The department’s move to Adam’s Crossing is tentatively set to happen in either May or June of this year.

Last month the department submitted their 2022 PHA Plan with the full Moving To Work (MTW) Plan included in it. The MTW Plan has received positive feedback from Washington for its content and the approach to its setup. Additionally, the department is working on a partnership with the Beaverton School District, utilizing our MTW authority, to create a program to help house the families of 50 students. Beaverton School District has the highest number of homeless of any school system in Oregon. Lastly, the Supportive Housing Services (SHS) team, Housing Choice Voucher (HCV) team, and many



additional staff put on an amazing Housing Access Fair (HAF) during the week of April 17<sup>th</sup>. Hundreds of homeless individuals and families were able to be connected to services, housing subsidies, and more.

## **V. NEW BUSINESS**

### **A. Introduction of new HAC Members**

John Epstein, member at large, introduced himself stating that he has lived in Washington County for 32 years and has a background in affordable housing finance for 25 years and different areas of real estate finance for 35 years. He recently retired from Wells Fargo Bank after having been largely responsible for establishing their national spending platform across the U.S. for affordable housing. With his background in housing and real estate finance, and his length of time living in Washington County, John hopes to give back to the community as best he can by joining this committee.

Nina (Nee-na) Stafford introduced herself stating that she lives in Hillsboro and is involved in real estate as well as being an interior designer, and looks forward to bringing those perspectives to the committee.

Nina (Nigh-na) Sparr introduced herself stating that she is a HUD VASH social worker for the Portland VA and works very closely with Washington County's Housing Authority. She works with voucher holders often and looks forward to bringing her experiences to the committee.

Carine Arendes introduced herself earlier in the meeting, during the oral communications portion, stating that she has been active in affordable housing advocacy with the City of Tigard for a number of years and was appointed to the committee based on her land use expertise. She did development review for Washington County for 5 years and has a master's degree with training as an urban and regional planner from PSU, as well as a bachelor's degree in community development – with a focus in housing and economic development.

## **IX. DEPARTMENT UPDATES**

### **A. Supportive Housing Service (SHS) – Jes Larson**

Jes stated that the Supportive Housing Services (SHS) program is a brand new program, being nine months underway, and is made possible through a voter approved measure from May of 2020, with tax collections for the program beginning in January of 2021 and revenue to fund the program beginning in July of 2021. For decades the county received \$5 million from Continuum of Care funding from the federal government for homeless services programming, and while those resources were put to best use to provide permanent supportive housing programs, support shelter programs, and support transitional programs the resources were not enough to meet the growing need of homelessness in our community. With this voter approved measure, we are adding an additional \$50-\$70 million into those efforts. This first year has budgeted \$38 million, but the program is expected to grow as the tax reaches maturation.

The presentation provided is to focus on planning for the next fiscal year of programming. The SHS program has an overall 10-year program guide called the Local Implementation Plan, which is a high level document to set goals for all the program services and the commitments for how those services are delivered for the next 10 years. The Annual Work Plan is the next step in the Local Implementation Plan and is currently being worked on to be sent to Metro this spring, before the next fiscal year begins.



The annual review process of the SHS program will occur in October, but because the program is only nine months underway this has not yet happened.

The Local Implementation Plan's year one goals included: 500 supportive housing placements, 500 additional households achieve housing stability, and 100 year-round shelter beds added to the current capacity. The current outcomes, dated from the Q2 report (12/31/21), show that the outcomes that have been achieved so far towards the year one goal are: 94 supportive housing placements (with an expected 300 placements for the year), 19 households stabilized, and 102 year-round shelter beds added. The second goal for households being stabilized was scratched from the list of year one's goals, because the programs (Enhanced Rapid Rehousing & Rapid Resolution) were not launched this year but are ready to launch for next year.

Additional programs and expansions that are ready to launch in the coming fiscal year include: housing liaisons being embedded in the HHS program, a lived experience workforce training pilot, Enhanced Rapid Rehousing program, Rapid Resolution, an enhanced outreach system with Community Action, expansions to access centers and shelters, and Permanent Supportive Housing programs. There are contracts underway for five different community based housing expert partners that will embed a case manager or systems navigator into 1 of 5 different Health and Human Services (HHS) programs, so that the case managers in HHS can work with and navigate our housing system. The workforce training pilot recently had a funding opportunity released to fill all the new case management positions created through the SHS program, with a focus on people with lived experience and homelessness. The SHS program is partnering with Community Action to strengthen and expand Community Action's outreach program, that was created through a one time emergency fund from COVID, into the next year.

The SHS program revenue growth projected for fiscal year 2022/23 is \$50 million, and a total Housing and Homeless Services System of Care having \$65 million, utilizing the SHS program's \$50 million and \$15 million from other funding sources (federal, state, and local). The long term capacity goal for this system to support is 1,665 permanent housing placements and an additional 250 year-round shelter beds. This would bring the total permanent housing placements in Washington County to above 2,000 and the total year-round shelter beds to approximately 300 in the system.

Alma stopped Jes to have her answer questions from the chat regarding definitions for some of the terms she used in her presentation, like what is population A/B? Jes explained that population A and population B serve to locally replace the federal definitions of "homeless" and "chronically homeless" by adding local flexibilities that include populations that would otherwise have been left out of the federal definitions. Population A, in spirit, means people who have had repeated homelessness and have disabling conditions that need extra wrap-around supportive services, and population B refers to people who are experiencing economic related homelessness and need financial tools for a shorter period of time to gain housing stability.

Total goals for the SHS programs first and second annual plans include creating 1000 supportive housing placements, 600 Enhanced Rapid Rehousing and Rapid Resolution placements, training 110 funded housing workers, increasing year-round shelter capacity by 177 beds, and 100 new Permanent



Supported Housing (PSH) unit capacity. The goals for year two also include goals surrounding equity by adding three additional culturally specific service providers to the five that are currently contracted in our network, providing training programs for all housing workers that enhance equity by looking at who is served and how well they are served, and always ensuring that programs are distributed equitably across the county's geography.

After opening the floor for questions, Nina Stafford asked if any of the service providers work with refugee populations. Jes responded that yes the partner IRCO, Immigrant & Refugee Community Organization, and others work with refugee populations, and program is designed intentionally to ensure that households with mixed immigrations status can be served. Next, Nina Sparr asked what training caseworkers will have in the program and whether they will be brought in based on referrals from other programs or based on outreach work. Jes stated that people will come to this work from different backgrounds, including both traditionally school taught caseworkers and people who lived through homelessness and have the experience to help others, and robust training will be required of all of them around data, programs, culturally responsive care, and more. Carine Arendes asked what the difference between the numbers for housing placements and capacity/unit that were shown in the presentation, and what do these changes look like to the general public that are interested in this information. Jes answered that the capacity/units number refers to capacity of the program to respond with project or site based dedicated units that have the program's services set up within the same building, and the housing placements number refers to the actual outcome of households served with the program beyond PSH units. Lastly, Jon asked what the longevity of the program and duration of the funding or a specific sunset date. Jes stated that the measure was approved in May of 2020 and the tax began in 2021, with a sunset date of 10 years late.

#### B. Additional Department Updates

None.

#### **X. ADDITIONAL TOPICS**

Carine brought forward the topic of affordable housing programs that have their protections expire, and how do we handle that when people are being faced with displacement. A lot of affordable housing has been built with low-income housing tax credits, but she would like to know more about what happens when those properties lose their protections.

Sheila added into the chat that she would like to hear more on the Beaverton Workforce Initiative.

Narendar stated that he would like an update on the next Point In Time (PIT) review and what is planned to do for transitional housing, to prevent people from living on the streets.

#### **XI. ADJOURNMENT**

Meeting adjourned at 10:17a.m.

Komi Kalevor  
Secretary/Executive Director