



HOUSING and SUPPORTIVE SERVICE NETWORK

Providing a Continuum of Care for Vulnerable Populations in Washington County

Wednesday, March 7, 2018

8:30 to 10:00 a.m.

>>> The Beaverton Building at “The Beaverton Round”, Third Floor Training Room <<<
12725 SW Millikan Way, Beaverton, OR 97005-1641

AGENDA

I. INTRODUCTIONS: 8:30 a.m.

II. GUEST SPEAKERS: 8:35 a.m.

- John Haines, Community Investment Trust Executive Director
“Community Investment Trust - Mercy Corps Northwest” <http://www.investcit.com/>
- Amanda Caffall, Executive Director and Staff Attorney
“The Commons Law Center” <http://thecommonlawcenter.org>

III. APPROVAL OF MEETING MINUTES: 9:15 a.m. Action Item

IV. GENERAL BUSINESS: 9:20 a.m.

- Emergency Solutions Grant (ESG) consultation with the CoC by Matt Mattia.
Approve Emergency Solutions Grant (ESG) Allocation Methodology. Action Item
- HSSN Workgroup – Resignation of Kara Radecki representing the chronic homeless population. Nominations open through March 20 with HSSN vote to appoint at the April 4 meeting.

Positions (HSSN Workgroup)	Current Slate of Nominees
Workgroup: Chronic Homeless Population (Term ends 6/2019)	

- Update on A Road Home: Community Plan to Prevent and End Homelessness. Meeting schedule available online at <https://www.co.washington.or.us/Housing/EndHomelessness/a-road-home.cfm>

V. ANNOUNCEMENTS: 9:50 a.m.

VI. ADJOURNMENT: 10:00 a.m.

Next Meeting: Wednesday, April 4, 2018

Comments or questions regarding the agenda can be directed to Annette Evans at 503-846-4760



HOUSING AND SUPPORTIVE SERVICES NETWORK
Maintaining a Continuum of Care in Washington County
Beaverton Building
February 7, 2018, 8:30 a.m.

Goal: Housing and supportive service agencies working to bring a broad spectrum of organizations together as partners in the community to secure funding and other resources needed in providing a continuum of care for individuals and families who are homeless or with special needs.

ATTENDEES:

Abukar, Zabro—CPAH	Perkowski, Kaja—Open Door Counselling Center
Alexander, Allie—Community Action Organization	Pero, David—McKinney-Vento Liaison/Homeless Ed Network
Alfaro-Martinez, Kevin—Virginia Garcia Memorial Health Ctr	Potter, Yvette—Washington County DAVS
Browning, Rose—Good Neighbor Center	Ritter, Jeanne-Marie—Luke-Dorf, Inc.
Burnham, Jeff—Luke-Dorf, Inc.	Rizo, Regina—US Department of Veteran Affairs
Calvin, Mellani—ASSIST Program	Rogers, Patrick—Community Action Organization
Chichester, Lezlie—Luke-Dorf, Inc.	Salvon, Jeff—City of Beaverton
Cockeram, Tami—City of Hillsboro	Schimmel, Brian—FG Temporary Emergency Shelter
DeShazo, Jesse---Boys and Girls Aid	Schnitzer, Cole—US Department of Veteran Affairs
Earp, Eric—Bridges to Change	Sell, Wendy—LifeWorks NW
Eckhardt, Kristy—Washington County Housing Services	Skryha, Vicki—US Department of HUD
Fellger, Vara—Washington County Housing Services	Smith, Gary—U.S. Department of Veteran Affairs
Galian, Katherine—Community Action Organization	Stavreva, Silvia—Bridges to Change
Hernandez, Alma—Hillsboro School District/1J	Stoller, Rick—Ecumenical Ministries – Second Home
Herron, Carol—Just Compassion SWS	Summers, Chance—LifeWorks NW
Hester, Pam—CareOregon	Taylor, Molly—Oregon Dept of Human Services
King, Linda—Community Action Organization	Thomas, Josh—Wash. Co. Mental Health
Ludlam, Mandie—Community Housing Fund	Trunnell, Alan—City of Beaverton CDBG
Martinez, Omar—City of Hillsboro	Valdez, Bianeth--HomePlate
Mattia, Matt—Wash. Co. Community Development	Weller, Sarah—Write Around Portland
Nelson, Barbara—Veteran Family Resource Center	

Chair: Annette Evans, Public Agency Representative annette_evans@co.washington.or.us
Co-Chair: Katherine Galian, Nonprofit Agency Representative kgalian@caowash.org

I. INTRODUCTIONS

II. GUEST SPEAKER

Ms. Sherie Byrnes of “Community Hands Up” was scheduled to speak, but canceled due to illness.

Mr. Destin Ferdun, Senior Project Manager, BRIDGE Housing

Destin provided an overview of BRIDGE Housing, (BRIDGE) a real estate developer serving families and individuals, seniors (approximately 20% of portfolio), and people with special needs. They have 107 properties across California, Washington & Oregon, having built approximately 17,000+ homes to date, managing about 12,000 of those and an additional 4,000 homes under construction. In addition to real estate development, BRIDGE provides property management, asset and portfolio management and more recently community development and resident service programs with a focus on households with area median income (AMI) of 0%-60%. They operate a CDFI fund, taking advantage of the “New Market

Tax Credit” to provide a new commercial funding source and the “Low Income Tax Credit” to support low income housing. They are known for doing mixed rate housing, affordable and market rate housing together, and some middle income housing as well.

Being data driven, they are developing evaluation and measurement criteria to establish data baselines associated with their communities, properties and individuals in order to track the data over time, taking into account the whole collection of programs available and how they support the individual. In 2016 there were approximately 67,000 resident programs utilized across their properties, delivered through contracts with local providers.

Examples of projects they have built in California include an 84-unit historic rehabilitation apartment building for seniors in Oakland and a 250-unit affordable apartment project in San Diego, using several different portable financing mechanisms -- Project-Based Vouchers (PBV) and Permanent Supportive Housing (PSH).

Their entry into Washington County was the Woodland Park Apartments located 1 block from a MAX Station at the entry to Hillsboro, a 2-3 story development in a suburban layout with lots of green space surrounding it. The renovation was recently completed for \$6.4 million and includes 111 affordable apartments (110 PBV) serving seniors and people with disabilities. A contract renewal secured PBV for another 20 years. Cornelius Place recently broke ground and is being developed in partnership with Bienestar and the City of Cornelius. It includes 45 affordable apartments (11 PBV's) for seniors above a new Public Library, a YMCA, a community space in the library for events, an alleyway behind the property for street fairs and a learning courtyard for storm water swells and plantings, utilizing the Nature in Neighborhood grant through Metro.

Projects in Portland include: The Abigail with 128 affordable apartments and 27 market-rate units; The Ramona, a 138 affordable apartment project for families, sitting over a Portland Public Schools facility; The Sitka, a 223 apartment project which includes 6 market rate units; The Riverplace is a new construction project located at the south waterfront with 203 affordable apartments for families (70 PBV, 10 Veterans Affairs Supported Housing (VASH), 10 Extremely Low Income (ELI) and 20 PSH units). North Williams in NE Portland, a previously contaminated site used for storage and manufacture of batteries, is a 61 affordable apartment project (40 PBV's) with ample greenspace around it for families, with 18 3-bedroom and 34, 2-bedroom units. This project will be included in the Preference Policy Project (PPP), a program developed by the City of Portland which places preference to people that have been gentrified out of the neighborhood or have been impacted by city policies that have caused them to be gentrified out of the neighborhood.

Challenges they have encountered in the Portland area include capital and subsidy sources heavily impacted by the new administration with layers of financing becoming substantially more complex overall and demand for affordable housing far exceeding supply in extremely low to middle income housing in metro area. On the positive side; however, there is growing awareness that the housing affordability crisis has broad economic and social impacts which has resulted in new ideas about how to bring funding to projects. He cited the new bond efforts by Metro as an example. There appears to be an increased political and public will to find solutions as well.

Destin can be reached via email at dferdun@bridgehousing.com.

Question and Answers: Is the Woodland Park building just for families or can an individual rent there as well? Single individuals may rent as there are 5 buildings for families, 1 building for elderly or disabled, studios and singles available as well.

What size of properties and scale does BRIDGE look for?

BRIDGE likes to do larger scale projects (200-400 units) as the efficiencies at that level are much higher. They recognize the difficulty in Portland housing market due to the scale of subsidy sources and competition for them across the different communities, so BRIDGE utilizes programs designed to get to that efficient scale for construction such as the 4% programs (non-competitive and typically underutilized as a resource), bonding (a great match of state and Portland bonds), the state 9% program (allowing for 48-60 units with \$3 to \$6 million of local funding sources). They are not afraid to do market rate as well to get to scale.

Does BRIDGE typically locate property and then approach the jurisdiction, or is it generally the jurisdiction approaching BRIDGE?

BRIDGE has done both, the first is typically a higher risk. Most successful jurisdictions offer out funding and properties together or offer a link to the properties through RFP's or RFQ's.

What is the anticipated completion date for Cornelius Place?

Beginning of February, 2019.

Do you have a list of properties that utilize VASH vouchers for California and Oregon? Destin offered to provide that information.

III. APPROVAL OF MEETING MINUTES

Motion: Approve the January 3, 2018 HSSN meeting minutes.

Action: Matt Mattia

Second: Mellani Calvin

Vote: Approved, unanimous.

IV. GENERAL BUSINESS

Election to approve nominees for vacancies on HSSN Workgroup (CoC) Board

Motion: Appoint Mellani Calvin as the Mainstream Resource Provider representative and Jill Smith as Housing Authority representative to the HSSN Workgroup.

Action: Patrick Rogers

Second: Jeanne-Marie Ritter

Vote: Approved, unanimous.

A Road Home: Community Plan to Prevent and End Homelessness

Workgroups are moving forward, are in the strategic planning phase and should be wrapping up this month. All meeting dates and minutes can be found on

<http://www.co.washington.or.us/Housing/EndHomelessness/a-road-home.cfm>

\$3,467,881 FY2017 Continuum of Care (CoC) Program Grant Award

HUD announced the CoC Program grant award of \$3,467,881 to support all existing programs. No new programs were included in that funding. Special thanks to Annette Evans for her work in securing funds for this competitive grant.

V. ANNOUNCEMENTS

- Kevin Alfaro-Martinez commented that Family Care closed their doors on December 31st and a new CCO should have automatically been assigned, but noticed that has not been the case. He wondered if others had seen that situation and if so to have Family Care call OHP or OHA to make sure clients have continuing coverage.

- Pam Hester confirmed that Care Oregon is in the process of changing insurance coverage and encouraged people to call OHP to make sure they get reassigned and not slip through the cracks.
- Jeff Burnham introduced Danielle Stirnaman who joined the Luke-Dorf Housing Team as Peer Support Specialist.
- Alan Trunnell realized that the declarations of candidates running for office in Beaverton won't become available until March. He provided a brochure for a County Commissioner Candidates Forum scheduled on Friday, April 20, 2018 at the Tigard Public Library.
- Jesse DeShazo announced that Boys and Girls Aid have an opening for a single parenting unit/room for ages 18 to 23 for a couple of months. If anyone knows of any young parents we should be housing, she is willing to stay after the meeting to provide additional information about the program.
- Carol Herron announced the Just Compassion adult day center at Tigard Four Square Church on Pacific Hwy will now be open Wednesday and Thursday 10:00am – 2:00pm.
- Pam Hester announced that Care Oregon has an opening for a Housing Case Manager who will work with high need members who are homeless. Information is available at <http://careoregon.org>.
- Bianeth Valdez announced that HomePlate has switched their Monday drop-in from the Beaverton Methodist church to their office. Drop-Ins will now be at their office on Monday & Tuesday, 6-8 to provide needed shower and laundry services.
- Alan Trunnell noted that a number of emergency shelters were reporting they were serving more people from out-of-county. He asked whether others were experiencing the same and whether we were learning why new people were coming to the county for services.
 - Kevin Alfaro-Martinez shared that in his experience people were being directed to Multnomah and Clackamas counties as shelters on the west side of Washington County filled up.
 - Brian Schimmel provided the Forest Grove shelter conducted surveys for the past two years and saw the majority of their guests coming from either the east side of Washington County or Multnomah County. When surveyed anonymously, they admitted coming from elsewhere and a portion specifically from out-of-state. During the PIT count, however, they identified themselves as local. It was difficult to determine the honest answer; but dialog with relationships they had cultivated seemed to support the anonymous survey. On a positive note, a larger percentage from a year ago, appeared to be employed or underemployed and in homelessness a shorter period of time, either in transitional or episodic and that the chronic are now the minority. It is encouraging that there is a good opportunity to move them out of homelessness by connecting them to services.
 - Carol Herron stated Just Compassion has not surveyed but she has added it to their agenda after learning of Brian's work. She acknowledged the importance of knowing where people were coming from. At a glance, their guests appear to be the same who have been coming for years, but have noticed turnover which is different this year compared to last year. Last year it was people from the East Coast, New York. This year it appears to be Midwest states, Kentucky, Louisiana. The perception seems to be that we have opportunity here in Oregon. Kevin Alfaro-Martinez shared about a patient, displaced from Puerto Rico by Hurricane Maria, came to Oregon for a job opportunity who has been in and out of shelter.
 - Katherine Galian acknowledged that without data there is nothing to go on as to who is accessing winter shelters. Across the network winter shelters report more guests experiencing mental health issues and that policy changes at the state level, in terms of handling mental health, had attributed to that increase.
 - Alan Trunnell asked whether we had that data and if not, why not?

- Katherine Galian stated there wasn't individualized data collected cross the network so there was not a way to get an unduplicated count of people accessing the winter shelter system.
- Brian Shimmel stated each individual shelter collects names when they access, but that level of detail was not loaded into HMIS.
- Matt Mattia confirmed they saw travel from across county from shelter to shelter. During the PIT count when going through the PIT forms from the SOS shelter everyone reported being from this area, but they saw people in Tigard from Tualatin/Sherwood Shelter and from St. Anthony's in Forest Grove a few days later, confirming travel across county.
- Brian Schimmel stated he had the information on paper that he could provide to a data analyst.
- Carol Herron agreed there was a wealth of data that could be available.
- Kristy Eckhardt stated everything would have to through HMIS.
- Sylvia Stavreva stated guests have the impression they are less likely to be successful in obtaining resources if they admit to being out of area and suggested reassurance be provided when conducting the survey that their information was not going elsewhere.
- Tami Cochran agreed that anonymous would provide better data.
- Pam Hester asked what was meant by the question, "Where do you come from?" If they stay a week in Multnomah County and 2 weeks in Washington County, for example.
- Brian Shimmel shared the questions the Forest Grove shelter ask: What do you consider your primary community? Where did you first experience homelessness? He offered to share the data for the questions they ask on their survey. The data consistently shows that people they see are not from Forest Grove.
- Tami Cochran shared that she had heard the majority experiencing homeless were from the community in which they are experiencing homelessness and agreed that valid data was needed to confirm that.
- Alan Trunnell encouraged communication with federal lawmakers about opening up the system to share information nationwide so as to get history of services received and potential outcomes.
- Carol Herron encouraged members to forward specific questions Just Compassion should be asking since they hadn't yet done their survey.
- Katherine suggested Carol Herron start with the questions used by Brian Shimmel.
- Brian Shimmel felt he wouldn't change their questions unless someone else had other suggestions.

VI. ADJOURNMENT

The meeting adjourned at 9:19 a.m. Next meeting scheduled March 7, 2018.

Minutes prepared by Vara Fellger, Washington County Department of Housing Services

Handouts:

- Washington County Thrives -- County Commissioner Candidates Forum

To be added to the HSSN email list, contact Annette Evans at Annette_Evans@co.washington.or.us

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