



**HOUSING and SUPPORTIVE SERVICE NETWORK**

*Providing a Continuum of Care for Vulnerable Populations in Washington County*

**Wednesday, April 4, 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.**

- Pat Rogers, Community Action  
“Debrief of 2018 Point-In-Time Homeless Census”

**III. APPROVAL OF MEETING MINUTES: 9:00 a.m. .... Action Item**

**IV. REPORTS AND PROGRAM UPDATES: 9:05 a.m.**

- Subcommittee Reports
  - Children (Homeless Education Network)
  - Youth
  - Homelessness
  - Permanent Housing
  - DD Dialogue
  - Mental Health and Special Needs Community Consortium Steering Committee
  - Veterans
  - Washington County Reentry Council
  - Seniors
  - “Community Connect” Oversight Committee
- HSSN Strategic Planning and Discharge Workgroup [the CoC Board]
- Homeless Plan Advisory Committee (HPAC)
- Homeless Management Information System (HMIS)

**V. GENERAL BUSINESS: 9:25 a.m.**

- Election to fill vacant positions on the HSSN Workgroup (the CoC Board). ..... Action Item

HSSN Workgroup (CoC Board)	Current Slate of Nominees
Workgroup: Chronic Homeless Population	Judy Hand, Luke-Dorf, Inc.
Workgroup: Housing Authority	Komi Kalevor, Housing Authority

- Update on final draft of *A Road Home: Community Plan to Prevent and End Homelessness*.  
<https://www.co.washington.or.us/Housing/EndHomelessness/a-road-home.cfm>

**VI. ANNOUNCEMENTS: 9:50 a.m.**

**VII. ADJOURNMENT: 10:00 a.m.**

**Directly after HSSN Meeting: PUBLIC HEARING FOR 2018 ACTION PLAN**

Next Meeting: Wednesday, May 2, 2018

Guest Speaker: Toni Loch, Family Justice Center

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  
March 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	Ludlam, Mandie—Community Housing Fund
Alexander, Allie—Good Neighbor Center	Ludwig, Anya—Cascade AIDS Project
Browning, Rose—Good Neighbor Center	Martinez, Omar—City of Hillsboro
Burnham, Jeff—Luke-Dorf, Inc.	Mattia, Matt—Wash. Co. Community Development
Caffall, Amanda – The Commons Law Center	Murphy, Meredith—Boys and Girls Aid
Calvin, Mellani—ASSIST Program	Potter, Yvette—Washington County DAVS
Cervantes, Maria—DHS Tigard	Radecki, Kara—Luke-Dorf, Inc.
Cockeram, Tami—City of Hillsboro	Ram, Sarala—CODA, Inc.
Coppiano, Zoila—Community Action Organization	Rippe, Timothy—City of Forest Gove
Eckhardt, Kristy—Washington County Housing Services	Rizo, Regina—US Veterans Affairs
Evans, Annette—Washington County Housing Services	Rogers, Pat—Community Action Organization
Fellger, Vara—Washington County Housing Services	Ruiz-Hom, Elise—Boys & Girls Aid
Fleming, Robert—Community Action Organization	Salvon, Jeff—City of Beaverton
Galian, Katherine—Community Action Organization	Schimmel, Brian—FG Temporary Emergency Shelter
Groesz, Joshua—Salvation Army Veterans & Family	Smith, Gary—U.S. Department of Veteran Affairs
Haines, John – Mercy Corps	Stavreva, Silvia—Bridges to Change
Heart, Annie—Family Promise of Washington County	Taylor, Molly—Oregon Dept of Human Services
Heaton, Lukas—City of Hillsboro	Teifel, Gordon—Families for Independent Living/DEAR
Gatchen, Sven – Mercy Corps	Trunnell, Alan—City of Beaverton CDBG
King, Linda—Community Action Organization	Valdez, Bianeth--HomePlate
Loch, Toni—Family Justice Center	

Chair: Annette Evans, Public Agency Representative [annette\\_evans@co.washington.or.us](mailto:annette_evans@co.washington.or.us)  
Co-Chair: Katherine Galian, Nonprofit Agency Representative [kgalian@caowash.org](mailto:kgalian@caowash.org)

**I. INTRODUCTIONS**

**II. GUEST SPEAKER**

**John Haines, Community Investment Trust Executive Director**  
**“Community Investment Trust - Mercy Corps”**

John Haines provided an overview of Mercy Corp’s Community Investment Trust (“CIT”), an investment mechanism providing financial inclusion of lower income people in real estate development via low-dollar investments of \$10, \$25, \$50 or \$100, financial planning and action education and risk protection for investors through a direct pay letter of credit. The goal of the CIT is to positively impact communities at the household and neighborhood level and for commercial property, its business tenants as well. Plaza 122 is the very first CIT in the nation located in East Portland and West Gresham. Mercy Corp hopes to replicate CIT’s across the country and is actively looking for partners.

Questions and Answers:

**Would this type of investment apply to multi-use buildings?**

Mercy Corp hopes to license and sell this as a package and see it as providing a tool to attract tenants in projects with ground floor retail and affordable housing.

**What are your plans for expansion?**

They would like to develop partners in Washington County and the greater region in Oregon, and have already received interest from Milwaukie, WI and Los Angeles, CA. In an effort to understand the best way to connect to communities and the target investors they hope to serve is through partner organizations such as The Rosewood Initiative, Rose Community Development, REACH Community Development and East Portland Action Plan.

**Is this program a tool to subsidize rents?**

No, it is market-rate, but the key to maintaining affordability is via a short term dividend paid annually based upon the performance of the property. The expected dividend payout for Plaza 122 of 9% will be paid later this month. The long term return is the share price change based upon the annual appraisal of the property and the pay down of debt.

**Are you able to address gentrification?**

When the neighborhood gentrifies investors benefit as well.

**Is there criteria for who can rent space in the building?**

Guiding principles dictate businesses reflect the character of the neighborhood and provide goods and services needed by the community. The property is led by a board and owned by a "C" corporation. Mercy Corp acts under a separate Limited Liability Company (LLC) as advisors to the board.

**How did you find the property site?**

They assessed land/improvement values and neighborhood connecting points such as churches, schools, and affordable housing agencies. This property was under-performing and in an ideal neighborhood (median family income of 67% of Portland metro area median income, poverty rate of 22%, only 35% of homes owner-occupied, 90% of students at nearby elementary school qualified for free/reduced lunch program and had significant ethnic diversity with refugees, immigrants and people displaced by gentrification).

**Do you have people in your organization that scout for property? How would we go about finding a property in Washington County that was suitable for this program?**

Ideally, you would have an organization with people that are good at scouting properties or use a consultant that looks for income potential properties.

**How is the property managed?**

Property management is outsourced to a professional property manager. Sven Gatchen and John Haines are hired by the Board of Directors to advise them. There are currently three members on the board.

**How many people have bought in to date?**

Potential investors are required to complete a free class, *Moving to Owning* before investing which is a test of their commitment. The class is offered in five languages at Plaza 122 as well as community sites within the four zip code region. To date 27 investors have been secured with a goal of 150 by the end of this calendar year and ultimately 300-500 from the four zip-code area.

**Are you capturing the demographics of people attending classes? Yes.**

**How can public entities partner to provide naturally occurring affordable housing?**

Ideally, public entities could have multiple roles, acting as advisors instead of Mercy Corp and providing other services such as an equity gap and/or subordinated or forgivable loans that convert into equity for the investors.

**Have you approached Oregon Housing & Community Services?**

This project was started with original premise of "renter equity" to provide renters an opportunity to build net worth in order to move out of affordable housing, but was changed to a Real Estate Investment Trust (REIT) ownership model. The idea being that renters would be the key people to take advantage of something like this. They also looked at using Oregon's IDA matching program and determined that a project like this would usurp all of the matching funds available. The CIT is based on an individual's self-determination without

subsidy. They would be open to testing out a matching program based on how long an investor remained in the program.

**From the tenants perspective, the source of income doesn't appear to be any different than an entirely market driven opportunity?**

Financial discipline is required in order to deliver a return to investors. What they did to assure affordability of tenants and share price was to use an income approach to the value of property in the appraisal (based upon the performance of the building) rather than the market approach. The annual share price change is based upon the performance of the building and is a predictable return every year.

**What would it take to create a zip code region in Washington County?**

Mercy Corp chose those four zip codes for Plaza 122 because the neighborhoods in that area fit the makeup of their target investor. Washington County could select zones based on the investor they target and select properties within that zone.

**Is the CIT only looking at small businesses as the only model?**

They are open to anything. A risk and opportunity analysis would need to be done on each project to determine what the project needs to look like.

**What happens if an investor moves out of the four zip code area?**

Investors don't lose their investment when they move out of the four zip code zone, however, may not continue to invest in the project.

**Why was the property underperforming when you first found the property?**

The children of the original owner were not maintaining the property (roof and HVAC was in disrepair) and they were losing tenants (rented at 50% capacity). The company that foreclosed on the property replaced the roof just prior to Mercy Corp purchasing the property. Mercy Corp paid full price because they saw an upside in value and now it is worth \$1.64 million.

**Do you prefer existing buildings?**

They are not limited and are merely providing a template for communities to explore.

**How did you market to the 185,000 people in the four zip code area?**

They advertised in the community newspaper, but found the biggest path was through existing investors and organizations they work with.

**Who came up with this idea?**

John Haines had previously approached foundations and two mayors from the City of Portland who were interested but felt there were too many moving parts (too complicated and too risky with unaccredited investors). Crowd funding laws have since changed and they were able to find a legal path with bank backing the liquidity, and protection for investors. They work with Beneficial State Bank from Oakland and a northwest bank.

John closed by reiterating they were actively looking for partners and directing members to check out [www.investcit.com](http://www.investcit.com) or contact them via email at [cit@mercycorpsnw.org](mailto:cit@mercycorpsnw.org).

**Amanda Caffall, Executive Director and Staff Attorney**

**"The Commons Law Center"**

Amanda Caffall provided an overview of the services provided by The Commons Law Center ("Center") and the national trends that contributed to the law center's model. The Center is a 501(c)(3) non-profit organization with three program areas: (1) Provide access to legal services to low-moderate income people on a sliding scale; (2) Provide training for new lawyers; and (3) Provide free community legal education. Both income and assets are considered for qualification to the program. New lawyers are hired and trained at a non-profit salary and work in partnership with volunteer lawyers who specialize in their practice area. Rates for legal services range from \$75 - \$175 per hour compared to the average rate of \$278 as of 2012. The first new lawyers will be hired this fall for a three (3) year term and will work with pro bono mentors from a variety of legal specialties. The goal of the Center is not only to teach new lawyers how to practice law, but for them to learn the business model

so they can start their own Centers throughout Oregon. Currently legal services are available for family law, estate planning, probate and formation of business and non-profit organizations. The Center opened in January 2017 serving the tri county area. Free community legal education classes are starting this summer covering topics such as end of life planning, benefits of a power of attorney, modification of parenting plan and/or child support when circumstances have changed, or alternative ways to get divorced. She would be open to developing legal education programs in response to a need identified by the membership and/or populations they serve. They are currently working with 160 non-profit social service and community based organizations to introduce their service offerings and solicit feedback on classes and topics they see as most needed.

Questions and answers:

**Do you expect to expand into other practice areas?**

Once the program stabilizes and has an opportunity to grow, the Center expects to expand services to landlord/tenant, immigration and access to benefits such as Social Security and disability.

**How do you go about recruiting experienced lawyers?**

Sources of pro bono lawyer recruitment include the Board of Directors, the Center's Advisory Board and Continuing Legal Education programs they conduct at law firms and legal associations. Interns at the Center are developing an online comprehensive legal resource guide of free or low cost legal services in Oregon. The resource guide is currently only in spreadsheet form but have a website under development that will provide a link. She offered to provide a link to anyone interested in using the resource guide within their organization.

**Do you work with youth as your client?**

All of the people they provide legal services to have to pay something, or be sponsored by an organization.

**How is access defined?**

It is most financial, but part of the problem has to do with bias and discrimination to make the legal system more inclusive.

**How do you find the new lawyers?**

There are more law school graduates than jobs available, particularly in the social justice area. Most law firms do not have the funds to train new lawyers, so the Center is an attractive opportunity for new lawyers to learn how to practice law. They have so many law students wanting to work just for credit and training that they don't even have enough desks.

**Do you currently work with organizations who serve individuals with mental illness?**

No they do not, but haven't established relationships with very many agencies yet.

She completed the presentation by encouraging members to engage with the Center and to email her with lawyer recommendations and survey feedback for free legal education needs in the community. She noted member organizations served mutual clients and asked they refer clients to the Center reiterating, the more clients the Center served justified hiring more attorneys and expanding the Center's practice areas. Annette offered to send out Amanda's contact information to the HSSN membership.

**III. APPROVAL OF MEETING MINUTES**

Motion: Approve the February 7, 2018 HSSN meeting minutes.

Action: Katherine Galian

Second: Annie Heart

Vote: Approved, unanimous.

#### IV. GENERAL BUSINESS

##### **Emergency Solutions Grant (ESG) consultation with the CoC**

Matthew Matthias consulted with the Continuum of Care (CoC) body regarding activities to be funded by the Emergency Solutions Grant (ESG) for FY2018 (7/1/18 - 6/30/19) in the estimated amount of \$166,014 and sought approval of the proposed ESG funding distribution for inclusion in the 2018 Action Plan. Instead of distributing funds amongst all the programs as they have in the past, Washington County Office of Community Development (OCD) recommended the entire amount, less 7.5% for administration (\$12,451), be distributed to Community Action Organization (CAO) for rapid re-housing (\$153,563) activities. The reduction in ESG funds for the remaining activities would be offset by a comparable increase in State funds administered through CAO. There would not be a change in the level of funding for any of the activities; the funding would just come from a difference source. The performance standards would continue to be based on the consolidated plan and remain the same as last year, with the exception of Rapid Re-Housing which was changed to align with what CAO was actually doing. Following the formal public comment period for the 2018 Annual Action Plan (March 13<sup>th</sup> - April 12<sup>th</sup>), it would be taken to the Washington County Board of Commissioners for final approval on May 1<sup>st</sup>.

Motion: Approval of the allocation amounts for the Emergency Solutions Grant activities as further described in the documentation provided by OCD at this meeting and recommend approval of the proposed performance standards.

Action: Gordon Teifel

Second: Alan Trunnell

Vote: Approved, Silvia Stavreva (Bridges to Change) abstained.

##### **HSSN Workgroup (CoC Board)—Nominations Open For Vacant Positions**

HSSN Workgroup board has a vacancy for the Chronic Homeless Population position to be vacated by Kara Radecki and nominations for the Housing Authority Executive Director is re-opened, vacated by Jill Smith. Kara nominated Judy Hand of Luke-Dorf, Inc. for the Chronic Homeless Population position. Annette nominated the newly appointed Executive Director of Housing, Komi Kalevor for the Housing Authority Executive Director position. Additional nominations should be submitted to Annette or Katherine no later than March 20, 2018 to be included on the agenda. The Workgroup will vote on nominees at the April meeting.

##### **A Road Home: Community Plan to Prevent and End Homelessness**

Annette reported the outreach and community engagement portion had been completed. The document will be drafted and include strategies from each of the workgroups. She will email the HSSN membership when the draft was available online to provide an opportunity for review and comment at the April meeting. The draft will go before the Homeless Plan Advisory Committee (HPAC) on April 19<sup>th</sup> for their review, and recommendation to move forward to Board of County Commissioners for adoption in June.

#### V. ANNOUNCEMENTS

- Annette announced she will be extending an invitation to applicants for county chair positions to attend April or May HSSN meetings to hear about the work being done from the people doing this tremendous work.
- Katherine Galian reported passing of the state bill for increased Document Recording Fee to fund affordable housing development and the availability of emergency housing account funds. The special regions request to support severe weather shelter activities also passed. Annette recognized Katherine for her work with the letter that went with the appropriation request for funding of severe weather shelters and re-housing. She noted the approved funding amount was slightly over \$500,000 and acknowledged severe

weather shelters had far surpassed the number of people they served in any previous year.

- Gordon Teifel announced his congregation was joining Family Promise of Beaverton for two weeks of overnight shelter on April 4th and May 7 or 8 to get congregation members and local scouts to volunteer community service hours to homeless.
- Pat Rogers announced a Point in Time (PIT) debrief meeting scheduled for Friday, March 9th at 1:00pm at Community Action's main campus and encouraged anyone who participated in the PIT count to attend in order to begin the planning process for next year and to introduce new ideas for the flow. Pat also reported Community Connect requests for screenings have increased, pushing appointment scheduling out to April. They are looking at ways to increase availability of appointments. Annette recognized Pat Rogers and Jeanne-Marie Ritter for leading the PIT effort and noted they will be presenting their preliminary findings at the April meeting. She will be submitting final data to HUD after the April meeting.
- Jeanne-Marie announced that March Rent Well class were both full with 21 signed up for the morning and 25 for the evening. She will be sending out a flyer for April classes for all to share.
- Linda King added that Housing Specialists were attempting to target people ready to get into housing without having to go into the shelter by engaging with them early, having them participate in a housing search while they were waiting for shelter. Appointments were scheduled through next week. She believed there were people that fell in that category which should free up space and hopefully help to reduce the scheduling delay.
- Robert Fleming reported the Easter Seals Senior Employment program is designed to help seniors become more employable. The program is open to anyone 55+ and he was successful in enrolling two senior veterans in the program and reported there were still 3-4 spots available. He will provide Annette contact information that she can share to the membership.
- Joshua Groesz announced increased capacity to serve veterans. Currently they have 58 beds paid by Veterans Affairs for veterans experiencing homelessness and have increased beds paid through donations from Salvation Army facilities from 4 to 12. He also announced open positions including Chair, on the Salvation Army Veterans and Family Center Advisory Council which meets once per month and urged anyone interested in supporting their program to meet with him at the conclusion of this meeting.
- Annette announced the Housing Authority was tentatively awarded 25 additional HUD VASH (Veteran Affairs Supportive Housing) vouchers with funds to be available April 1<sup>st</sup>.
- Annette recognized Kara Radecki for her service on the HSSN Workgroup, noting her continued participation on the Homeless Plan Advisory Committee.
- Kara announced HUD was changing their mission statement to remove language involving inclusivity and non-discrimination. She encouraged members to write letters in support of their clients noting many of them may be affected by this change.
- Councilor Timothy Rippe shared local city officials will be traveling to Washington DC for a National League of Cities conference next week to visit with elected officials in Congress. One of the topics of discussion will be affordable housing.
- Silvia Stavreva shared she had worked with a woman this past week through Bridges to Change/Homeless to Work who moved into her own apartment and has full-time employment while 6 months pregnant. She was able to see the effectiveness of the programs by the excitement and pride her client felt at having her own home and acknowledge the program's success was the result of the hard work by the members of this group.
- Meredith Murphy of Boys and Girls Aid announced an opening for a professional foster parent position in Beaverton who would live in a provided home, the Anchor Home, in Washington County. They would prefer a background in social work and candidates

who have worked with teens who have experienced trauma, and programming. Anchor Home would be a programming space for teens 12-21 years of age in the Therapeutic Foster Care program living around Beaverton and the surrounding area with Boys & Girls Aid foster families. The potential candidate will foster relationships between both youth and foster parents in the program, provide after school programming, and respite when needed. They would not have full time placements. The candidate would live full-time in the home with rent and utilities paid for by Boys & Girls Aid, as well as receive a monthly re-imbusement and stipend for their work. The position is open to single people, couples, or families. They are also looking for more foster parents for the program.

- Anya Ludwig of Cascade AIDS Project announced a short-term project headed up by Jim Clay to gather information on aging in the HIV community and survivors. She encouraged anyone with clients 50+who identify as HIV positive and/or who are AIDS survivors to reach out to Cascade AIDS Project. She acknowledged many HIV positive individuals were not aware of aid service organizations or the services available to them and informed the members that Cacade Aids Project has outreach to connect HIV positive clients to services. [www.cascadeaids.org](http://www.cascadeaids.org).
- Bianeth Valdez invited the membership to HomePlate's annual fundraising event April 26, 2018, 5:30-7:30pm which will include storytelling and improvisation in addition to other activities.
- Gordon Teifel shared his church sponsors a Boy Scout troop and crew. One of the Eagle Scout candidates proposed a video to HomePlate as his Eagle project which HomePlate will actually use.
- Elise Ruiz-Hom announced Safe Place was still open for severe weather shelter through March and had two spots available for youth ages 12 through 19.
- Toni Locke announced the opening of the Family Justice Center on March 26<sup>th</sup> and invited members to the grand opening on April 12, 4:00-7:00. She will be speaking at the May HSSN meeting to provide more details about the center.
- Yvette Potter recognized Community Action Organization for their work to support mutual clients, specifically Linda who went above and beyond to help house two very high risk chronic clients this week.
- Kristy Eckhardt announced data was due from agencies involved in PIT count and asked the information be emailed to Annette by Friday, copying her on the email as well.

## VI. ADJOURNMENT

The meeting adjourned at 10:04 a.m.

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

Handouts:

- MERCY CORP CIT brochure and data sheet
- The Commons Law Center tri-fold brochure
- ACTION Memo from Washington County Office of Community Development dated March 7, 2018 with Attachment A & B
- *Stand Up with HomePlate* postcard for fundraising event on April 26, 2018

To be added to the HSSN email list, contact Annette Evans at [Annette\\_Evans@co.washington.or.us](mailto:Annette_Evans@co.washington.or.us)

S:\HOUSING\WPSHARE\Homeless Administration\HSSN (Housing Supportive Services Network)\2018