



HOUSING and SUPPORTIVE SERVICE NETWORK

Providing a Continuum of Care for Vulnerable Populations in Washington County

Wednesday, April 2, 2014

8:30 to 10:00 a.m.

Beaverton City Hall - 1st Floor Conference Room
4755 SW Griffith Drive, Beaverton, Oregon 97075

AGENDA

- I. INTRODUCTIONS: 8:30 a.m.**
- II. GUEST SPEAKER: 8:35 a.m.**
 - Erin Wardell, Washington County Department of Land Use and Transportation
– Survey Opportunity for Housing Type Preference of Metro Residents
- III. APPROVAL OF MEETING MINUTES: 8:55 a.m. Action Item**
- IV. REPORTS AND PROGRAM UPDATES: 9:00 a.m.**
 - Subcommittee Reports
 - Children
 - Youth
 - Homelessness
 - Permanent Housing
 - Income Support/Workforce Development Workgroup
 - DD Dialogue
 - Mental Health and Special Needs Community Consortium Steering Committee
 - Veterans
 - Seniors
 - Strategic Planning and Discharge Workgroup [the CoC Board]
 - Homeless Plan Advisory Committee (HPAC)
 - Homeless Management Information System (HMIS)
- V. GENERAL BUSINESS: 9:20 a.m.**
 - Election of Representatives to the HSSN Strategic Planning and Discharge Workgroup (the CoC Board) Action Item
 - McKinney Vento Homeless Student Liaison
 - Veteran
 - Business
 - 2014 Point In Time Count (PIT) and Housing Inventory Chart (HIC)
 - May 7 HSSN Meeting: Update outcomes for Year 6 Work Plan in support of the 10-Year Plan to End Homelessness and review Year 7 Work Plan that will be adopted on June 4.
- VI. ANNOUNCEMENTS: 9:50 a.m.**
 - FY2014 Action Plan Public Hearing on 4/2/14 at 10 am (following HSSN meeting)
- VII. ADJOURNMENT: 10:00 a.m.**

HOUSING AND SUPPORTIVE SERVICES NETWORK
Maintaining a Continuum of Care in Washington County

Beaverton City Hall
March 5, 2014 at 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:

Brand, Leah—Community Action
Burnham, Jeff—Luke-Dorf, Inc.
Burton, Valerie—Luke-Dorf, Inc.
Bundy, Valerie—Domestic Violence Resource Ctr
Canne, Taylor—Luke-Dorf, Inc.
Calvert, Gary—Wash. Co. Housing Services
Carpentier, Kristen—Family Promise
Chavez-Hernandez, Saul—Community Action
Coke, Claudia—Impact NW
Davila, Lisa—Luke-Dorf, Inc.
Demry, James—Homeless To Work/Bridges to Change
Duncan-Perez, Martha—Wash. Co. Reentry Council
Evans, Annette—Wash. Co. Housing Services
Feldman, William—Luke-Dorf, Inc.
Graham, Mary—Bridges to Change
Gray, Rebecca—Wash. Co. Reentry Council
Hille, Marcia—Sequoia Mental Health Services, Inc.
Huggins, Sarah—Wash. Co. Reentry Council
Jamison, Jeanne—Love Inc. Tigard/Tualatin/Sherwood
Knapp, Mona—Luke-Dorf, Inc.
Layton, Amber—HomePlate
Lenilko, Emily—Salvation Army Veterans & Families Ctr.
Logan-Sanders, Andrea—Boys & Girls Aid
Loverin, Robert—Sequoia Mental Health Services, Inc
Ludwig, Kristin—Community Action
McCloskey, Amanda—Wash. Co Housing Services
McVey, Jaycanna—Boys and Girls Aid
Nelson, Andrea—City of Beaverton
Nelson, Barbara—Community Volunteers
Orr, Patrick—HomePlate
Peltz, Leslie—CODA Inc.
Perkowski, Kaja—Open Door Counseling Center
Pero, David—Homeless Education Network
Portman, Cheri—Job Corps
Proctor, Jennie—Wash. Co. Community Development
Roberts, David—Luke-Dorf, Inc.
Rogers, Pat—Community Action
Sechrist, Lauren—Wash. Co. Community Development
Seward, Michelle—LifeWorks NW
Skyrha, Vicki—HUD
Smith, Rebecca—Wash. Co. Reentry Council
Stetson, Britt—Luke-Dorf, Inc.
Teifel, Gordon—Families for Independent Living/DEAR
Tong, Melanie—Wash. Co. Health & Human Services
Turk, Nicki—Cascade Aids Project
Werner, Judy—Lutheran Community Services NW
Winne, Lana—LifeWorks NW

Chair: Annette Evans, Public Agency Representative annette_evans@co.washington.or.us
Co-Chair: Judy Werner, Nonprofit Agency Representative jwerner@lcsnw.org

I. INTRODUCTIONS

II. APPROVAL OF MEETING MINUTES

Motion: Approve the February 5, 2014 HSSN meeting minutes.
Action: Mary Graham
Second: Gordon Teifel
Vote: Approved, unanimous.

III. CoC PROGRAM PRESENTATIONS

Annette Evans reviewed a handout titled “Annual Project Performance Presentation,” for CoC projects funded with federal McKinney-Vento Homeless Assistance grant funds. The handout summarizes performance data for each project, as well project goals that align with the federal strategic plan *Opening Doors*. See handout for the goals the CoC seeks to achieve by next application (FY 2014).

Ranking of projects is based in part on scored performance that includes:

- Increased housing stability
- Greater access to employment
- Increased mainstream benefits
- Increased percentage of leveraged funds excluding 25% match requirements
- Increased bed utilization based on annual Point-in-Time Bed Occupancy
- Decreased deobligation of HUD funds at Project Term

Presenters today will provide highlights of the past year, where they see program going next year, challenges. If there are challenges across programs, the CoC can work to resolve them.

Q&A

Q: What if new clients already have mainstream benefits - does that count against us?

A: As long as they keep those benefits as needed it's fine. The original language likely says "obtain, retain or increase." Annette will verify this.

1) HopeSpring Housing Program – Judy Werner, Lutheran Community Services NW

Performance:

- Exceeding all of required goals for HUD.
- 41 out of 43 clients who exited the program are in permanent housing.
- Employment exceeded goal but was much lower than normal.
- 80% of applicants were turned down.

Challenges:

- Raising funds.
- 20% unemployment rate among low-income clients.
- 99% of homeless moms served are addicts or domestic violence survivors.
- The program shifted from a transitional housing to a rapid rehousing (RRH) program, which increased paperwork and changed the match requirements from 25% for service only to 25% for the entire grant.
- It takes a long time for clients to find permanent housing. Washington County is the 2nd tightest rental housing market in country, only below San Jose/Santa Clara.
- The Community Connect referral system adds complication and effort.

2) Youth Transitional Living Program – Andrea Logan-Sanders, Boys & Girls Aid

Performance:

- 80% (4 out of 5) exited to permanent housing (housing stability goal is 92%).
- 25% increased income from sources other than employment (goal is 72%).
- 75% received SNAP benefits (participation in mainstream benefits goal is 79%). Most BGA clients are not eligible for benefits, as they are single young adults, unless they receive TANF. Prior to January 2014 they were not eligible for OHP.
- 80% increased or maintained employment during the program (goal is 20%).
- Youth left the program with a \$3,000 in savings. BGA has an agency saving program, to be used for apartment deposits, hooking up utilities, etc.

Challenges:

- As rents increase, BGA contracts don't allow for leasing budget increases. They've filled the gap with discretionary funds that they don't have. To solve this problem, BGA plans to charge occupancy fees.

- Barriers: participating youth don't have much rental or employment history, plus they have clinical issues - previous trauma, broken attachments with adults, difficulty establishing relationships, health issues.

Goals: Align BGA policies with HUD requirements and tenant laws.

Q&A

Q: How do they get \$3,000 in savings? Do they access an IDA program?

A: They do intensive budgeting with their case manager. The key is that the savings account is at our agency, not at a bank and they can't withdraw the cash right away – it takes two weeks. When they leave they get it all back.

3) Transitional Housing Program – Gary Calvert, Washington County Housing Services

THP provides housing for people on probation, specifically for families with children referred through Corrections. Most would not find housing in the open market because of their backgrounds. THP's goal is a combination of income level improvement either through better jobs or education and to exit the program into good, stable safe housing. Clients get support through their probation officer, such as good parenting training, etc.

Performance:

- All units filled. Had a good successful year, no crashes and burns.
- Have one exit this year – he's in school, they both have jobs. A success.

Q&A

Q: How long can they stay?

A: One year. If everything is going smoothly and they are doing what they are supposed to be doing, we give them another 12 months, maximum of 24 months.

4) Housing Stabilization Program (SSO) – Good Neighbor Center

Annette reported in lieu of GNC staff. The Housing Stabilization Program, formerly a SSO program, is now a RRH program. There are 12 units in partnership with the Housing Authority of Washington County.

Challenges:

- Not enough units, very low vacancy rates.

5) SAFAH Program (SSO) – Pat Rogers, Community Action (CAO)

Performance:

- 298 adults served – one of the heaviest years in the last 19.
- 74% exit into permanent housing.
- 14% found work, with a total of 30% employed.

Challenges:

- Employment is a huge issue and the programs we are using are at capacity.
- It's taking three months to get people through the shelter system and into housing.
- Barriers: Large amounts of past landlord debt (upwards of \$3,000) and a lack of willingness or inability to plan to repay that debt.
- Funding: This is the last year that SAFAH is funded. CAO will still do case management to support rental programs.

Q&A

Q: What mainstream resources do you use to help people get employment skills?

A: WorkSource and Goodwill.

6) Mental Health Outreach (SSO) – Kaja Perkowski, Open Door Counseling Center

This mental health outreach program provides a day shelter with showers, lunch, computer access, food boxes and counseling by two staff.

Performance:

- Achievement is someone who doesn't drink for three days, or takes a shower. In some people change is very slow – it starts when they start to do volunteer job, ask if they can help, do small job, e.g. feed the cats. No one know what to do with these people, we just try to keep them alive.

Challenges:

- Data collection. It's really hard to follow shelter users and know what has happened to them. Staff check jail lists to figure out where their clients are.
- Barriers to get housing and jobs. Even when they get some sort of housing they eventually come back, constantly the same circle of people show up.
- If drugged, we have to ask them to leave, come back when not drugged. We usually don't ask people to leave forever. Hate to do any kind of rejection, people already rejected from society.

Q&A

Q: Do children stay with you?

A: If they have no place to go, they can stay, but it's not a place for children. If we have known sex offenders we ask the offender to leave, but we don't always know.

7) Safe Haven – Billy Feldman, Luke-Dorf, Inc.

Safe Haven is a low-barrier housing first model for homeless adults with severe mental illnesses, and often with a dual diagnosis of drug addiction and mental illness. Safe Haven provides holistic care – nursing, a psychiatrist for medication management, groups, case management, onsite staffing, etc.

Performance:

- Doing great job of getting folks off street and getting them stable.
- Beds are filled. When Safe Haven started there were only five people in the house, now there are nine or 10. It's hard to run when it's not full enough, better now.

Challenges:

- Housing after Safe Haven – Safe Haven gets people ready for housing but there's not much available. With SPC, landlords turn them down because of barriers.

8) Hillsboro Graduated Independent Living Program – Britt Stetson, Luke-Dorf, Inc.

HGILP, known as Hartner House, provides 14 beds of permanent supportive housing for chronically homeless adults with dual diagnoses of substance abuse and mental illness.

Performance:

- Great track record helping participants get signed up for SSI/SSD benefits.
- Reduced reincarceration rates.

Challenges:

- Lack of availability of housing in county.
- Client population generally not in a space to gain employment.

- Funding. SAMHSA five-year funding ends this year. The program will change accordingly, with less robust onsite staffing, increased case loads and transitioning to alcohol and drug free model.
- Nature of population, dealing with mental illness and substance abuse.
- Barriers - histories of criminal involvement and incarceration.

Q&A

Q: Do both programs take clients from Community Connect?

A: Yes and from Corrections, community members and PATH.

9) Tom Brewer – Lana Winnie, LifeWorks NW

Tom Brewer is a 14-unit complex with 22 drug-free beds.

Performance:

- Currently 70% of tenants have been there for over a year, half for over two years. There were 17 residents there as of December 31; half were Lifeworks clients with mental health or substance challenges. LifeWorks NW is working to keep place full and clients connected to supportive services.

Challenges:

- Significant drug activity with two residents. Lifeworks NW worked with the Beaverton Police Department to evict them.

10) Tri-Haven—Robert (Bob) Loverin, Sequoia Mental Health Services Inc.

Tri Haven has 15 SRO units, shared common areas (showers, kitchen) and hot meals.

Challenges:

- Juggling various funding restrictions.
- A tenant who “crashed and burned.” Currently Tri-Haven is back on track to filling all the units using CoC vouchers and Community Connect.

11) Shelter Plus Care Tenant-Based Rent Assistance – Annette Evans

SPC plus TRA is aligned with Community Connect and serves households with disabling conditions.

Performance:

- Housing stability outcome was under 69% (goal is 92%).
- Employment outcome was 22% (goal was 20%).

Challenges:

- Deobligated over \$23000 back to HUD. People with vouchers looking for places to rent were turned down repeatedly, went back on to the wait list.
- The county’s low vacancy rate.
- Cultivating landlord relationships. Working with Gary Calvert on landlord forums, and. The MHSNCC, through Jeff Burnham, is doing a lot of great work in the community with landlords. Collectively the CoC needs to bring all that strength together and come up with positive plan.
- Under the ACA, housing providers help clients access health insurance, which covers outside mental health care, which means that providers no longer need to provide case management services. However, providers relied on those services to meet grant match requirements - \$1 of rent assistance required \$1 of services. The Dept. of Housing Services is working with providers on solutions.

- 12) Homeless Information Management Systems (HMIS) – Annette Evans
Washington County is the lead agency for our county-wide HMIS.

Performance:

- Now a tool in Community Connect, both to accept and provide data

IV. GENERAL BUSINESS

• *Nominations Solicited for HSSN Workgroup (the CoC Board)*

The HSSN WG has 21 representative categories reflecting subpopulations or projects within the CoC. There are three vacancies in the following categories: business, veteran, and McKinney-Vento homeless student. Please email Annette names of potential nominees and she will check and see if they want to fill the position. Official nominations and votes take place on April 2. Attendance is required. The board meets six times a year at a minimum, and has a lot of work to do. Anyone who wants to attend is welcome.

Annette met recently with a technical assistance consultant (Collaborative Solutions). Their recommendations for the HSSN WG include adding a termination clause for nonparticipation and limiting voting rights to one vote per agency.

• *Emergency Solutions Grant (ESG) consultation with the CoC by Lauren Sechirst, Washington County Office of Community Development*

ESG funds different activities including street outreach, shelters, rent assistance, homelessness prevention, RRH, etc. See handouts.

Performance:

- 971 people served, including 300 adults and 285 kids served by shelter, 40 adults and 28 children served by RRH, 23 adults and 22 children served by homelessness prevention activities and 287 adults and 38 children served through Street Outreach activities.
- 54% were disabled; 36% had severe mental health problems and 9% had substance abuse issues. The 971 included 18 veterans, 212 survivors of domestic violence, and 193 female-headed households.

Challenges:

- Low vacancy rate and landlord debt.

Proposed changes:

- Based on past two years, there is a higher need for homelessness prevention as opposed to RRH - even though both do the same thing, they differ in who they serve. Many homeless people here don't fall under HUD's literally homeless definition – they're couch surfing. OCD proposes a shift from 60/40 to a 50/50 split in funding for RRH/homelessness prevention.
- Clarification of performance standards by activity, see handout.
- Extend time periods for assistance from 6 months for homelessness prevention and 9 months for RRH to 24 months for both.
- Required use of Community Connect as of July 1, plus funding for that system.

Motion: Endorse 2014 proposed ESG funding list as described in attachment A, with the caveat that if federal allocations are reduced, shelter and street outreach activities will remain whole with funds coming from an equal portion of RRH and homelessness prevention.

Action: Judy Werner

Second: Gordon Teifel

Vote: Approved, unanimous.

V. ANNOUNCEMENTS

- Families for Independent Living announced a May 1 resource fair at the Edwards Center for families in transition with a son or daughter with DD.
- Washington County Reentry council meets every other month. The next meeting is March 12 at Community Correction center, all are welcome.
- Job Corps is open for young people who need job training and housing.
- The next DVRC fundraiser is March 18 at the Oregon Public House, from noon to 10 a.m., with a women's history event at 6 p.m.
- The City of Beaverton Action Plan for CDBG will be posted to their website next week; citizen surveys for the Consolidated Plan will be accepted until early April.
- LifeWorks NW is hiring peer specialists and may be willing to assist with funding for those trainings. Call to refer potential applicants.
- Boys and Girls Aid has two openings for youth 18 to 23. Call them or Community Connect.
- The Homeless Education Network in Washington County meets monthly. This month's meeting is with two Head Starts – one through Community Action and the other through the Oregon Child Development Coalition -- to align practices and policies, all governed by federal regulations to keep homeless students stable in their schools.
- Community Connect is working out final system changes. An oversight committee is meeting this Friday to review who is coming through door and address client challenges (without name, just client ID). To participate, please email Annette.

VI. ADJOURNMENT

The meeting adjourned at 10:15 a.m. The next HSSN meeting is April 2, 2014 at 8:30 a.m.

Minutes prepared by,
Amanda McCloskey, Washington County Department of Housing Services

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