

Homeless Plan Advisory Committee

Thursday, July 19, 2018

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:

2018 HPAC Meeting Schedule 2:30 to 4:30 p.m.
October 18

2019 HPAC Meeting Schedule 2:30 to 4:30 p.m.
January 17
April 18
July 18
October 17



HOMELESS PLAN ADVISORY COMMITTEE

Thursday, July 19, 2018

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.**
- II. ACTION - APPROVE AGENDA – 2:40 P.M.**
- III. ACTION - APPROVAL OF MINUTES – 2:50 P.M.**
 - A. April 19, 2018 Meeting Minutes Action
- IV. COMMUNICATIONS AND PUBLIC COMMENT – 2:45 P.M.**
- V. NEW BUSINESS – 2:50 P.M.**
 - A. Boards and Commissions Posting for HPAC (Vacancy) – Annette Evans, Washington County
 - B. Lower Income Employment and Housing Implications – Emily Starbuck, Oregon Employment Department
 - C. Set Agenda for October 18 HPAC Meeting - All
- VI. UNFINISHED BUSINESS – 4:15 P.M.**
- VII. REPORT OF THE COMMITTEES – 4:20 P.M.**
 - A. Housing and Supportive Services Network (HSSN) – Annette Evans
- VIII. ANNOUNCEMENTS – 4:25 P.M.**
- IX. ADJOURNMENT – 4:30 P.M.**



MINUTES

HOMELESS PLAN ADVISORY COMMITTEE OF WASHINGTON COUNTY

April 19, 2018

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

A. COMMITTEE MEMBERS PRESENT

Carol C. Herron Samira Godil
Elena Uhing Shawn Fischer
Jeff Hindley Steven Berger
Kara Radecki Vera Stoulil
Komi Kalevor
Lindsay Coon
Rachael Duke
Renée Bruce

B. COMMITTEE MEMBERS ABSENT

Dick Schouten
Kristin Griffey
Russ Dondero

C. STAFF PRESENT

Annette Evans
Kristy Eckhardt
Vara Fellger

D. GUESTS PRESENT

Jennie Proctor
Lukas Heaton
Shane Haddard
Tami Cockeram

In the absence of Chair Schouten, Chairperson Elect Vera Stoulil called the meeting to order at 2:31 p.m.

I. INTRODUCTIONS – A quorum is present.

II. ACTION – APPROVAL OF AGENDA

Motion: Approve agenda as submitted for this meeting.
Action: Elena Uhing
Second: Shawn Fischer
Vote: Approved, unanimously

III. ACTION – APPROVAL OF MINUTES

Motion: Approve minutes of the October 19, 2017 meeting.
Action: Rachel Duke
Second: Elena Uhing
Vote: Approved, unanimously



IV. COMMUNICATIONS AND PUBLIC COMMENT

- Annette Evans reported Granicus was the new county software for applications to boards and commissions. Anyone who did not apply through Granicus should have received an email requesting an update of their information. She encouraged anyone who was appointed and/or applied more than 18 months ago and who did not receive an email from Granicus to notify her so that she could do the necessary follow-up.

V. NEW BUSINESS

A. Election of Officers – 2 year Term

Pursuant to HPAC Bylaws, the Chairperson Elect, Vera Stoullil will move to the Chairperson position, leaving a vacancy for the Chairperson Elect position. Val Valfre, Jr. retired, leaving a vacancy for the Secretary position.

Motion: Nominate Komi Kalevor as Secretary.

Action: Rachel Duke

Second: Samira Godil

Vote: Approved, unanimously

Motion: Nominate Rachel Duke as Chairperson Elect.

Action: Elena Uhing

Second: Carol Herron

Vote: Approved, unanimously

B. Boards and Commissions Posting for HPAC (Vacancy)–Annette Evans

The HPAC has vacant board positions for Entitlement/Mainstream and Philanthropy representatives. Annette reported the application period had closed for the Mainstream Resources position. She received one application and will move forward with an interview of Phillip Williams with Oregon Department of Human Services. She will then make a recommendation to the Board of County Commissioners. The application period is still open for the Philanthropy position. Annette has reached out and is waiting to hear back from Mari Jo Prlain of Resers Fine Foods, Inc. She invited those present to forward additional names of potential applicants. The goal was to fill both positions by July 2018.

C. Review A Road Home: Community Plan to Prevent and End Homelessness

Annette Evans reviewed the draft of the new 7-year homeless plan, *A Road Home: Community Plan to Prevent and End Homelessness*.

Jennie Proctor added the alignment of the Washington County Office of Community Development (OCD) Consolidated Plan with the homeless plan started with the previous *A Road Home* plan and continues into the current one. OCD will be moving into a new consolidated plan for the next fiscal year for the period 2020-2025.



Rachael Duke asked if HUD's change in the definition of homelessness attributed to the large decrease in homeless for 2017 as reflected by Community Connect data chart. The change in the definition of "homelessness" happened in 2012. The number of outreach workers doing mobile assessments decreased in 2017 and as a result there were a large number of chronic homeless who were not being engaged or represented in the Community Connect data.

Komi Kalevor asked where people exiting shelters were going. Annette reported homeless exiting shelters move to transitional housing, permanent housing, stay with family/friends or hotel/motel, while others exit to live in their vehicle. Renee Bruce requested the term "live in their vehicle" be changed to "survive in their vehicle" which better described their circumstances.

Vera Stoullil asked whether the cost listed in the goal matrices was for the entire 7-year period or an annual cost. The cost amount listed was for the entire period. Strategies listed under each goal had an associated Strategy Cost Analysis Worksheet which provided more detail as to the proposed action, including number of households, units of service, annual operations and service costs, and cumulative costs over the entire strategy period.

Annette Evans noted the HSSN Workgroup requested the definition of "homeless" under the Every Student Succeeds Act be added to Appendix B, Quantitative Data: School District Data on Homeless Students. This definition is broader than the HUD definition.

Jennie Proctor shared the federal FY2018 appropriation for housing and homeless was 43% greater; however, they do not have the jurisdictional allocations yet, so don't know the final amount. They have heard of a "rescission" discussion, which may cause some funds to be taken back and may affect different programs, but she didn't expect that to happen. She also reported Community Development Block Grant funds were expected to increase 8.0%-8.7% impacting Hillsboro, Beaverton and Washington County's allocations.

Kara Radecki noted Hartner House was listed as having 8 beds but should only be 7.

Steve Berger reported the reduction in beds as compared to the original 10-Year Plan inventory used for the Transitional Lodger Program were part of the local custody continuum. Forced Release Custody caused a higher premium for Transitional Lodger beds. They reviewed the original bed commitment at the Public Safety Coordinating Council and made the reduction to 12 beds to honor the original agreement with criminal justice stakeholders. If they were not in the current "forced release" situation, they might re-visit to see where bed counts could be adjusted.



Shawn Fischer asked if the difference in the number of homeless students listed for Beaverton was directly attributable to Beaverton having a larger enrollment. Discussion followed regarding the reasons for the differences. Beaverton School District appeared to have a bigger homeless problem that may be attributed to doing a better job of counting students as well as higher enrollment numbers. They also used a broader definition of “homeless” for counting purposes to include “couch surfing” and “doubled up”. It was agreed a notation to the tables listing student homeless data be added to clarify the difference in the school districts homeless numbers.

Rachael Duke suggested adding “develop relationships with landlords” as well as property management to the third bullet on page 3 of the Introduction as there may not be a property manager involved with smaller units. Discussion followed regarding capturing data of landlords who were holding rents down to be more affordable, despite the market trend. There has been unregulated or naturally occurring affordable housing which had provided a large part of the community’s ability to meet the needs of lower cost housing. As the market changes and units change owners, these unregulated units were adding to the shortage of affordable housing units. The difficulty of developing incentives to entice landlords to keep rents affordable was acknowledged.

Kara Radecki noted the second bullet on page 75 should read “The Olmstead Act.”

Lindsay Coon noted the chart on page 7 under “RACE” did not include ethnicity. There was general acknowledgement that tracking race and ethnicity was difficult as data was self-reported and determined by the individual’s perception of which group they more aligned with. It was important; however, to show the sub-groups to better reflect some groups were plagued by poverty more than others in this county and was reflected in homelessness. It was agreed the two “gender” graphs would be removed as the data was represented in other areas of the document and add a graph for ethnicity.

Kara Radecki asked how interconnected the strategies listed for each goal were. Annette explained strategies could be selected independently or joined together for any given program. An example was the Homeless to Work Program where they were able to take a housing strategy and package it with case management services and employment strategies.

Elena Uhing suggested adding “impact on the community” to the strategy matrices. As an elected official she found it easier to communicate the benefit to stakeholders (including corporate partners) if they were able to see the financial impact to the community of not supporting a specific program or



activity. Elena also noted she would like to see more plans for public education in the draft. Going forward it was her desire to have information available specific to corporate partners which quantified the cost to them of keeping employee wages at minimum wage. She also re-affirmed her dislike of the term “end” in the title of the Homeless Plan. She acknowledged the draft provided definers, but still believed the usage of the word in the title was inaccurate. Annette explained the reason for its continued use was federal and state documentation continues to focus on ending homelessness, one person and one household at a time. Additionally, the perception was that usage of the word, “end” reflected determination and focus. Discussion ensued affirming the usefulness of providing “impact to community” data and general acknowledgement of the difficulty in quantification.

Renee Bruce acknowledged the draft homeless plan was a vast improvement to the previous plan and Annette and all who helped in its preparation should be commended for their work.

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

Motion: Recommend with edits, *A Road Home: Community Plan to Prevent and End Homelessness* to Board of County Commissioners for approval.

Action: Renee Bruce

Second: Elena Uhing

Vote: Approved Unanimously

VI. UNFINISHED BUSINESS

No unfinished business.

VII. REPORTS OF THE COMMITTEES

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

Annette recognized Carol Herron and the Severe Weather Shelters for their work this past winter. They provided 9,535 bed stays with over 23,000 volunteer hours. At a metro level, they were trying to coordinate efforts to provide resources and services locally for next year to avoid having people look for services in other jurisdictions and displacement.

Vera Stoullil asked if the neighborhood issues at Clover Court were resolved. Annette reported members of the neighborhood did file some concerns and spoke at the Type III public hearing in December and as a result, the review period was extended. The Hearings Officer ultimately found the project met land use requirements and with no appeals filed after the Land Use Board of Appeals waiting period expired, permits were pulled. The County and Luke-Dorf, Inc. agreed to forego a groundbreaking ceremony and will wait for construction to be completed before holding a formal open house inviting the community stakeholders, neighbors and funders.



Rachel Duke asked how long the process had taken from start to finish. Annette reported the HUD award was received in May 2016, but it was determined the original property would not work. Another property was found and in December 2016 Luke-Dorf, Inc. did a Phase I environmental evaluation, which was approved. On January 5, 2017 Washington County issued a notice to transfer the surplus property and the project moved forward from there. Annette thanked the members for their support of this project and was hoping the community will embrace and welcome the residents of the project.

VIII. ANNOUNCEMENTS

- Vera Stoullil announced the 2018 Volunteer Celebration, “Our Volunteers Rock!” from 5:00pm to 7:00pm at the Tuality Health and Education Center.
- Rachel Duke announced the submission of two applications for housing this week and one last month. She was particularly excited about the application submitted last month to Livelihoods and Food Security Trust Fund for a 48-unit project in the Tigard Triangle area some of which would be partnered with Luke-Dorf, Inc. Many of the apartments were connected to vouchers thanks to the Housing Authority and others connected with Luke-Dorf, Inc. Another application was submitted on Monday for a project at Cornell/Murray called “Cedar Grove” with 8 apartments set aside for formerly homeless families and will also become permanent supportive housing. If funding is approved, that will be a total of 16 units of total permanent supportive housing for formerly homeless families and those with mental illness. She recognized the support they received from local partners for resources and services.
- Elena Uhing announced Forest Grove was moving forward with plans for housing stability and received presentations for affordable housing from investment teams. The next step was to hold a community conversation about how to support homeless.
- Elena Uhing also announced Willamette West Habitat for Humanity’s ground breaking of Denney Garden Court, another 16 townhomes for families in Beaverton.
- Renee Bruce announced a \$5 million increase in the Governor’s budget for housing and homeless. Community Action Organization applied for and received \$571,973 of which \$312,400 will fund Severe Weather Shelters and administered by Annette through Washington County.
- Renee Bruce announced Community Action Organization released a request for proposal for additional street outreach funding.
- Renee Bruce announced a Washington County Thrives Candidates Forum at 7:30am tomorrow. All candidates have committed to being present.
- Renee Bruce offered Community Action Organization staff to come and present their Point in Time data findings.



- Rachel Duke announced CPAH's 25th annual HomeWord Bound event at the Oregon Zoo tomorrow night at 6:00pm. Rene Denfeld, author of *The Child Finder* will be the keynote speaker.

VIII. ADJOURNMENT

The meeting adjourned at 4:14 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Komi P. Kalevor". A horizontal line is drawn through the end of the signature.

Komi P. Kalevor
Secretary



IV. COMMUNICATIONS AND PUBLIC COMMENT – 2:45 P.M.

V. NEW BUSINESS – 2:50 P.M.

- A. Boards and Commissions Posting for HPAC (Vacancy) – Annette Evans, Washington County
- B. Lower Income Employment and Housing Implications – Emily Starbuck, Oregon Employment Department
- C. Set the October 18 HPAC Agenda - All

VI. UNFINISHED BUSINESS – 4:15 P.M.

- A. None

VII. REPORT OF THE COMMITTEES – 4:20 P.M.

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

SEVERE WEATHER SHELTERS RECEIVE EHA EXPANSION FUNDS

On May 23, the Severe Weather Shelters (SWS) met to debrief Winter 2017/18 operations, and received an overview of the Oregon Housing and Community Services HB 5201 funds that will pass through Community Action to Washington County in support of the shelters. The \$312,440 shelter operation funds will be allocated base on the number of nights the shelter operated in 2017/18, and each shelter will be required to collect and enter homeless individual data elements in the Homeless Management Information System.

FAIR HOUSING TRAINING FOR SHELTER PROVIDERS

Fair Housing policy has been raised by the Severe Weather Shelters and year-round emergency shelter staff. Fair Housing Council of Oregon will provide free training on June 11 at the City of Beaverton Council Chambers.

CLOVER COURT – PERMANENT SUPPORTIVE HOUSING

Luke-Dorf, Inc. solicited bids for construction and selected Troffer Contracting, a Section 3 contractor. Due to the delays in development (originally funded by HUD in May 2016), the cost of construction continues to increase and the Type III Plan Review added additional requirements to address neighborhood concerns. This has resulted in a funding gap being addressed through HOME funds and a loan. Construction is planned to begin later this summer. The project will serve chronically homeless adults with disabilities. <https://www.co.washington.or.us/housing/proposed-clover-court-development.cfm>

METRO TRI-COUNTY HOUSING EQUITY STRATEGY TO EXPAND PERMANENT SUPPORTIVE HOUSING

The Portland/Multnomah County Joint Office on Homeless Services was awarded a Metro grant on behalf of the tri-county region to develop, prioritize and begin implementation of strategies to create additional permanent supportive housing (PSH). Context For Action will host a Technical Advisory Group (TAG)



meeting on June 28 at 1:30 p.m. at Beaverton City Hall to receive community input to develop a local plan to address the needs and gaps in PSH in Washington County, as well as the region.

FEDERAL HEARTH ACT FUNDING

The U.S. Department of Housing and Urban Development (HUD) has released the FY2018 CoC Program grant registration deadline of May 14, to include the submittal of Grant Inventory Worksheet (GIW) that identifies \$3.4 million is need in Washington County to retain the current housing and services funded by HUD. The FY2018 Omnibus Appropriation reflects a 5.5% increase. The Emergency Solution Grant (ESG) is administered by the Office of Community Development.

	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018
Federal Homeless Program Funds	\$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	NOFA not yet released
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

A ROAD HOME: COMMUNITY PLAN TO PREVENT AND END HOMELESSNESS (2018 to 2025)

On June 19, the Board of County Commissioners will consider approval of the next phase of the jurisdiction’s homeless plan - A Road Home. The plan embraces the original 3-prong approach: Housing First, Wrap-around Services, and Income Supports. The 7-year plan identifies the gaps in the current homeless system and outlines through 40 strategies a path forward in preventing and ending homelessness. A copy of the plan is available online at <https://www.co.washington.or.us/Housing/EndHomelessness/a-road-home.cfm>

VIII. ANNOUNCEMENTS

VIII. ADJOURNMENT

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