



# Providing a Continuum of Housing and Services

HUD Continuum of Care (CoC) Program

County General Fund

County Public Safety Levy

January 27, 2022

Department of Housing Services

[www.co.washington.or.us](http://www.co.washington.or.us)





# Continuum of Care | Homeless Division

## **System-level Planning and Coordination**

- Continuum of Care (CoC) governance for public planning, coordination and geographic coverage of a housing and service system [HUD 24 CFR 578.7]

## **Programmatic Administration – 296 units (housing & services)**

- CoC Program (286 units)
- County General Fund
- County Public Safety Levy (10 units)
- Other public and private grant funding

## **Homeless Management Information System (HMIS) Administration**

- Data system collecting participant demographics used for service coordination, planning and reporting (243 HMIS Users)



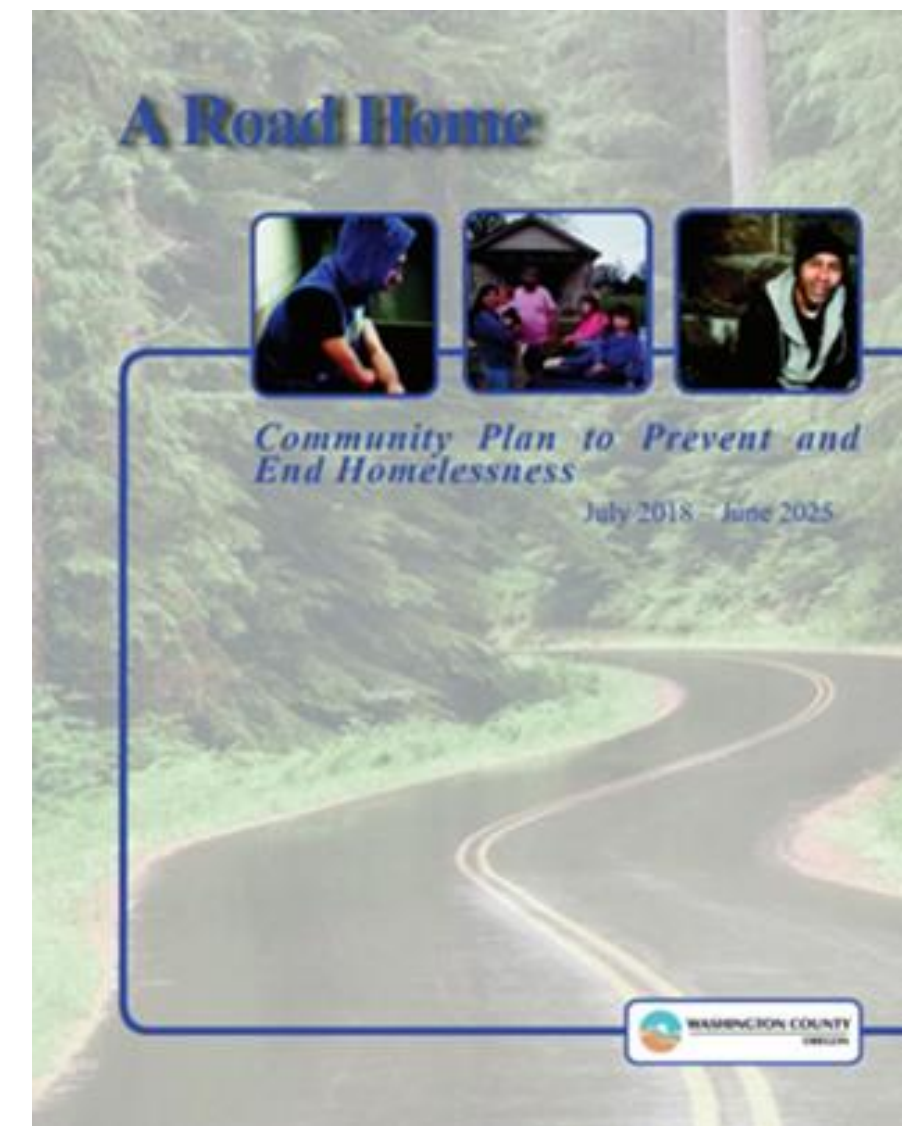
# Our Vision

## **[A Road Home](#): Community Plan to Prevent and End Homelessness**

**Aligns shared goals with Local, Regional and Federal Plans;** e.g., Washington County [Consolidated Plan](#), Metro [Affordable Housing Bond LIS](#) and [Supportive Housing Services LIP](#), and the federal plan [Here, Together](#)

**Values-based approach guides our countywide planning**

- Diversity, Equity and Inclusion
- Housing First
- Person-centered Services and Housing Approach
- Collaboration across the Continuum System
- Data Driven and Results Based
- Continuous Change and Improvement





# A Continuum of Housing and Services

## THE HOUSING CONTINUUM



FEDERAL	STATE	LOCAL	PRIVATE/OTHER
<ul style="list-style-type: none"> <li>• CoC Program</li> <li>• CDBG</li> <li>• EFSP</li> <li>• ESG</li> <li>• EHV</li> <li>• HOME Partnership</li> <li>• HUD-VASH</li> <li>• Mainstream</li> <li>• SSVF</li> <li>• And other resources</li> </ul>	<ul style="list-style-type: none"> <li>• CSBG</li> <li>• EHA</li> <li>• ERA</li> <li>• ESG</li> <li>• HSP</li> <li>• HTBA</li> <li>• SHAP</li> <li>• And other resources</li> </ul>	<ul style="list-style-type: none"> <li>• City General Fund</li> <li>• County General Fund</li> <li>• County Public Safety Levy</li> <li>• Metro Affordable Housing Bond</li> <li>• Metro Supportive Housing Services Levy</li> <li>• And other resources</li> </ul>	<ul style="list-style-type: none"> <li>• Community-based and Faith-based resources; e.g. Emergency Rent and Utility Assistance, Food Pantry, Hot Meal Sites, Clothing Closets, Winter Shelter</li> <li>• Philanthropy/Foundation</li> <li>• And other resources</li> </ul>



# CoC | Homeless Programs

## Implementation updates for period 7/1/2021 to 12/31/2021

# People Served	# Households	% BIPOC
436	258	33%

### Continuum of Care Program

- 286 units to include leased, tenant-based rent assistance and affordable units developed through acquisition/rehabilitation/construction using McKinney-Vento Act funds, e.g. 22-units Tom Brewer Apartments, 6-units Clover Court, 6-units Smith House, and 7-units Hartner House
- \$4.4 million federal competitive [FY2021 in CoC Consolidated Grant](#) submitted in November; pending award by U.S. Dept. of Housing & Urban Development
  - New project application submitted by Centro Cultural for “Bridge Housing”





# CoC | Homeless Programs

## Implementation updates for period 7/1/2021 to 12/31/2021

# People Served	# Households	% BIPOC
26	12	42%

## Washington County Public Safety Levy

- [Measure 34-296](#) is a 5-year levy funding 16% of the County's public safety services and shelter operations serving victims of domestic violence
- New programs include
  - Employment Specialist and Housing Navigation supporting year-round Family and Youth Shelters identified in the Levy administered by Community Action Organization
  - 10 units of rapid rehousing using tenant-based rent assistance and trauma-centered services for survivors of domestic violence



# CoC | Homeless Programs

## Implementation updates for period 7/1/2021 to 12/31/2021

# People Served	# Households	% BIPOC
44	27	44%

### Washington County General Fund

- Staff capacity for the jurisdiction's Community Connect system administered by Community Action Organization (Note: 2 FTE; not reflected in data above)
- Intensive case management services for homeless persons with disabling conditions administered by Open Door Counseling
- Mary Mac House provides temporary housing for victims of domestic violence administered by Domestic Violence Resource Center
- Rural Assistance in Transition from Homelessness provides local access to homeless services in rural areas and under-served small cities administered by The Salvation Army and Forest Grove Foundation

# Rural Assistance in Transition from Homelessness



## Local Access To Services

- *Prevention Assistance*
- *Outreach & Engagement Services*
- *Basic Needs*
- *Intensive Case Management Services*
- *Health Care Navigation*
- *Housing Navigation that leverages rent subsidy programs to provide permanent housing*





**CoC | Homeless Program Division**

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# Washington County Supportive Housing Services

January HAC update

January 27, 2021

Department of Housing Services

[co.washington.or.us](http://co.washington.or.us)





# SHS System of Care



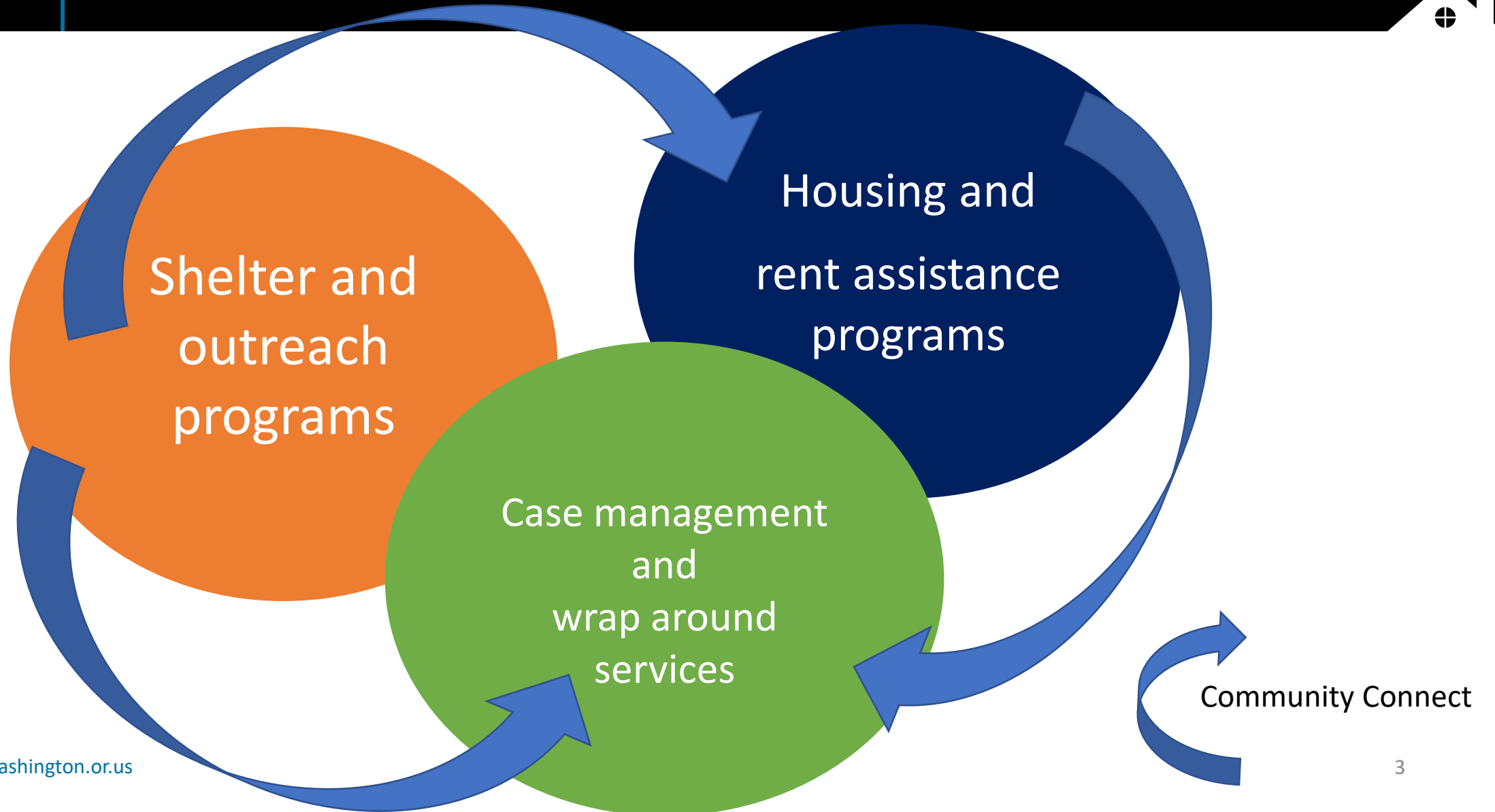
Shelter and  
outreach  
programs

Housing and  
rent assistance  
programs

Case management  
and  
wrap around  
services



# SHS System of Care







# SHS Program Updates



## Shelter programs expansion:

- ✓ Winter shelter programs – 187 beds until Spring in operation
- ✓ Inclement weather shelter – ‘no turn away’ during winter storm, 88 people served
- ✓ Responding to COVID outbreaks in congregate settings
- ❑ Shelter guidelines for program expansion – community engagement coming soon



# SHS Program Updates



## Case management services expansion:

- ✓ Housing case managers – 20 of 38 hired and trained so far
- ❑ Housing system navigators – embedded in HHS programs
- ❑ Supportive employment for housing workforce – pilot under development





# SHS Program Updates



## Housing and rent assistance expansion:

- ❑ Aloha Inn Permanent Supportive Housing – 54 homes coming soon
- ❑ Rapid resolution and rehousing – rent assistance tailored to meet all needs
- ✓ 94 of 500 RLRA in service already



# SHS Program Updates



Other program updates:

- ✓ IGA executed with Metro
- ☐ HPAC launches new year, with new role to support SHS



# SHS Program Goals



## Year 1 program goals:

- 500 households served with supportive housing
- 500 additional households served with housing stability supports
- ✓ 100 year-round shelter beds created

## Overall program goals:

- 1665 supportive housing placements
- 250 year-round shelter beds
- All program outcomes advance racial equity





# SHS Program Feedback



## Planning for FY22/23:

- *What programmatic priorities do you recommend for Year 2?*
- *How can the SHS program balance priorities of strengthening, expansion and accountability in Year 2?*



# Washington County

**Moving to Work**

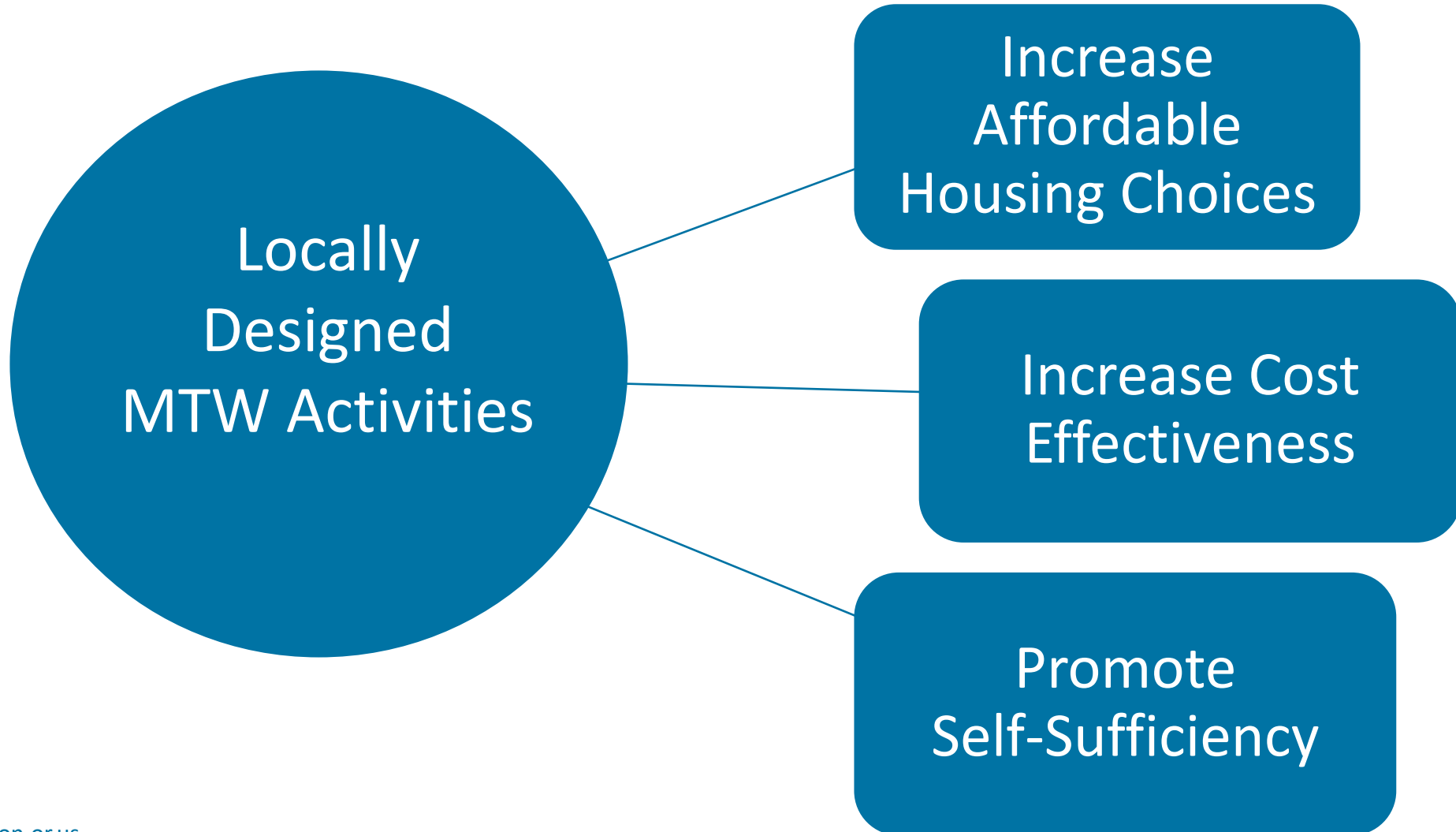








# MTW Statutory Objectives





# 2022 Timeline



JANUARY	FEBRUARY	MARCH	APRIL
Continue preparation Preview with HAC	Post for public review Community meeting Residents/ Participants meeting HAC presentation	Preview with Board of Directors Community meeting Residents / Participants meeting Resident Advisory Board meeting HAC recommendation	April 5 Board of Directors meeting: Public Hearing Board Approval  April 15: Submission to HUD



# 2022 MTW Activities



1. Tiered Rent Program
2. Rent Simplification Initiatives
  - Calculation of asset (income inclusion)
  - Calculation of medical expense deduction
  - Discontinue Earned Income Disallowance (EID)
  - Proration of assistance for mixed-eligibility households
  - Income verification hierarchy
3. Triennial Reviews for Seniors & People with Disabilities
4. Moving On Program
  - Waive HQS inspection for same unit
5. Local Project-Based Voucher Program
  - Eliminate 3<sup>rd</sup>-party rent reasonableness and inspections for PHA-owned PBV units
  - Pre-qualifying inspections
  - Increase program cap to 50%; project cap to 100%
  - Eliminate selection process for PHA-owned properties
6. Voucher Set-Aside Programs
7. Strategic Waitlists



# Tiered Rent Program



- Rents based on a Tiered Rent table
  - Table shows tiers of income in \$2,500 increments
  - Rent calculated at **28%** of middle of each income tier
- Uses **gross** income
  - No dependent deductions included
  - Childcare deduction will continue, as a hardship policy
- Households receive utility allowance (no change)
- Recertifications every **three years**
  - Households do not need to report income increases between recertifications
  - Households can apply for hardship if income decreases between recertifications
- Six-year pilot program – ends in 2028/2029





# Eligibility



## Eligible Households:

Work-able Households

(both public housing residents and Housing Choice Voucher recipients)

## Households NOT Eligible:

- Current FSS Participants
- Flat rent households
- \$0 HAP households
- Mainstream vouchers
- Homeownership vouchers
- FYI vouchers
- Jobs Plus properties
- Mixed eligibility families
- Pending SSI/SSDI applications
- Households receiving EID
- VASH, EHV, TPV vouchers
- Port-outs



# Tiered Rent Program Goals



Goals: simplified rent calculation + time for increased income

- Rents are based on a simple to read table that uses unadjusted income
- Rents are calculated at 28% of the middle of each tier
- Utility allowances and utility reimbursements will still be applied
- Households will only have regular reviews every three years
- Households will not have to report increases in income between regular reviews

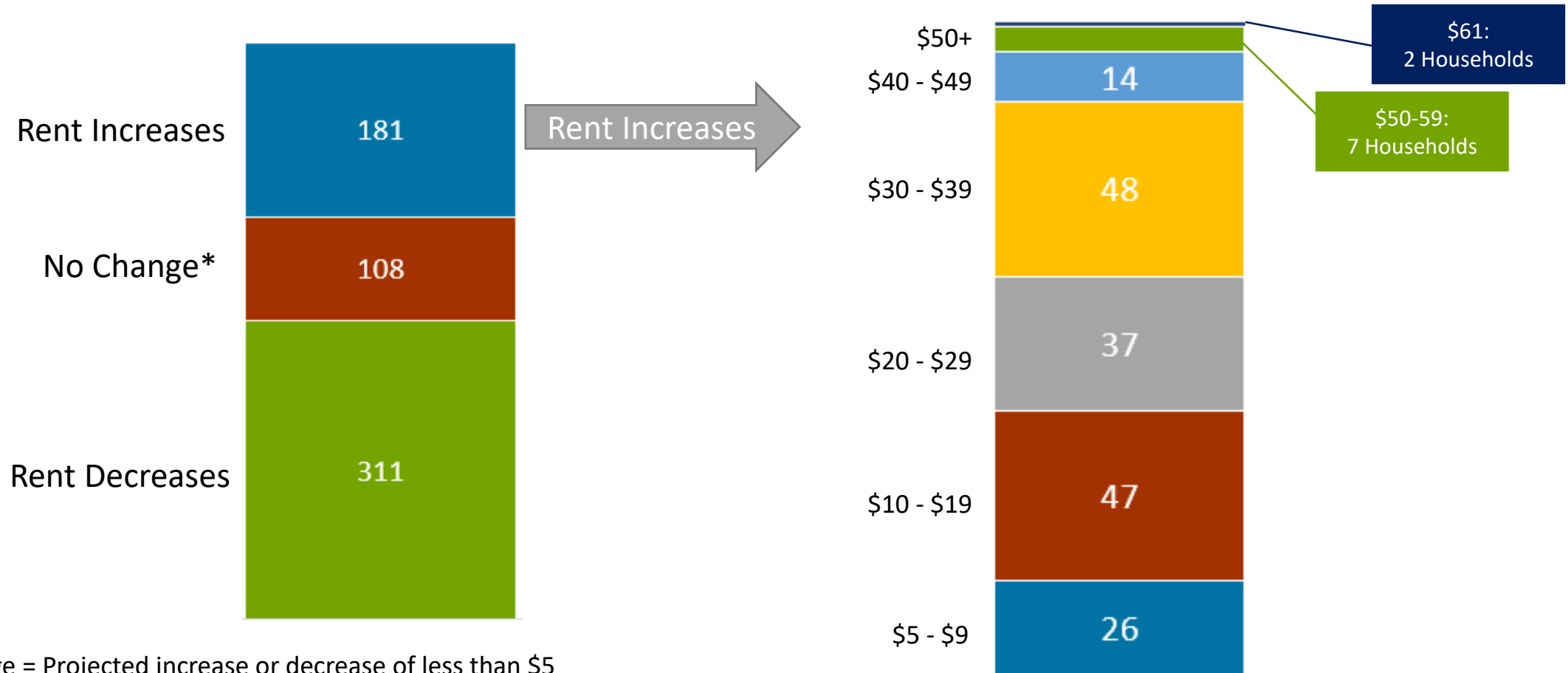
Tier	Income Minimum	Income Maximum	Monthly Rent
1	\$0	\$2,499	\$50
2	\$2,500	\$4,999	\$87
3	\$5,000	\$7,499	\$146
4	\$7,500	\$9,999	\$204
5	\$10,000	\$12,499	\$262
6	\$12,500	\$14,999	\$321
7	\$15,000	\$17,499	\$379
8	\$17,500	\$19,999	\$437
9	\$20,000	\$22,499	\$496
10	\$22,500	\$24,999	\$554
11	\$25,000	\$27,499	\$612
12	\$27,500	\$29,999	\$671
13	\$30,000	\$32,499	\$729
14	\$32,500	\$34,999	\$787
15	\$35,000	\$37,499	\$846



# Tiered Rent Program Impacts



Approximately **600 eligible households** (half will be randomly selected for the program)



\*No Change = Projected increase or decrease of less than \$5



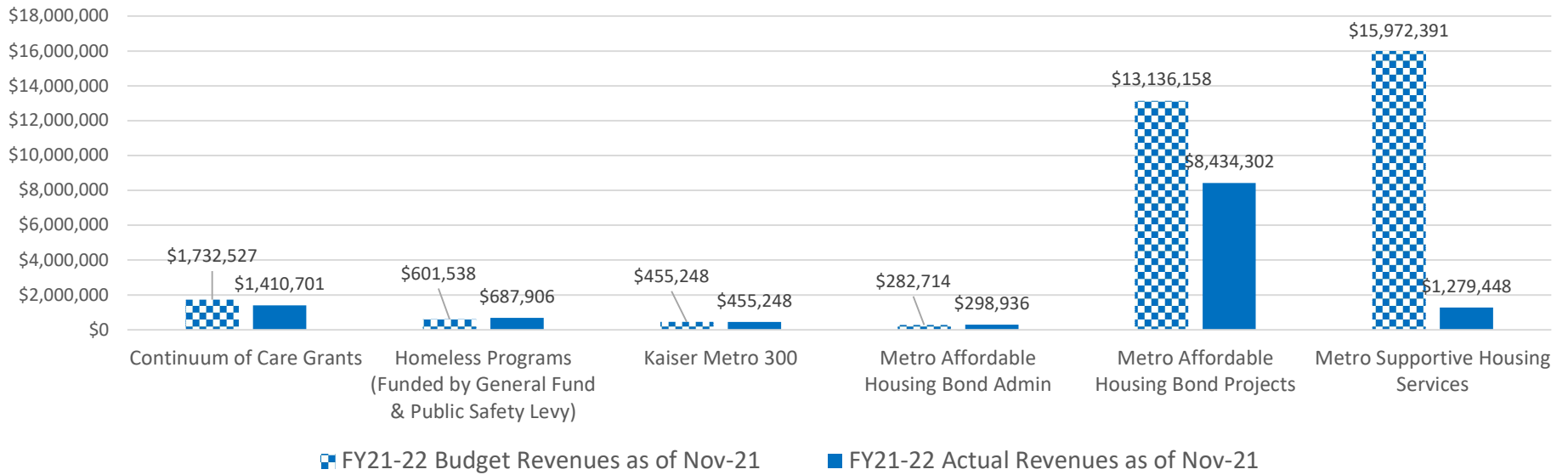
# Next Steps



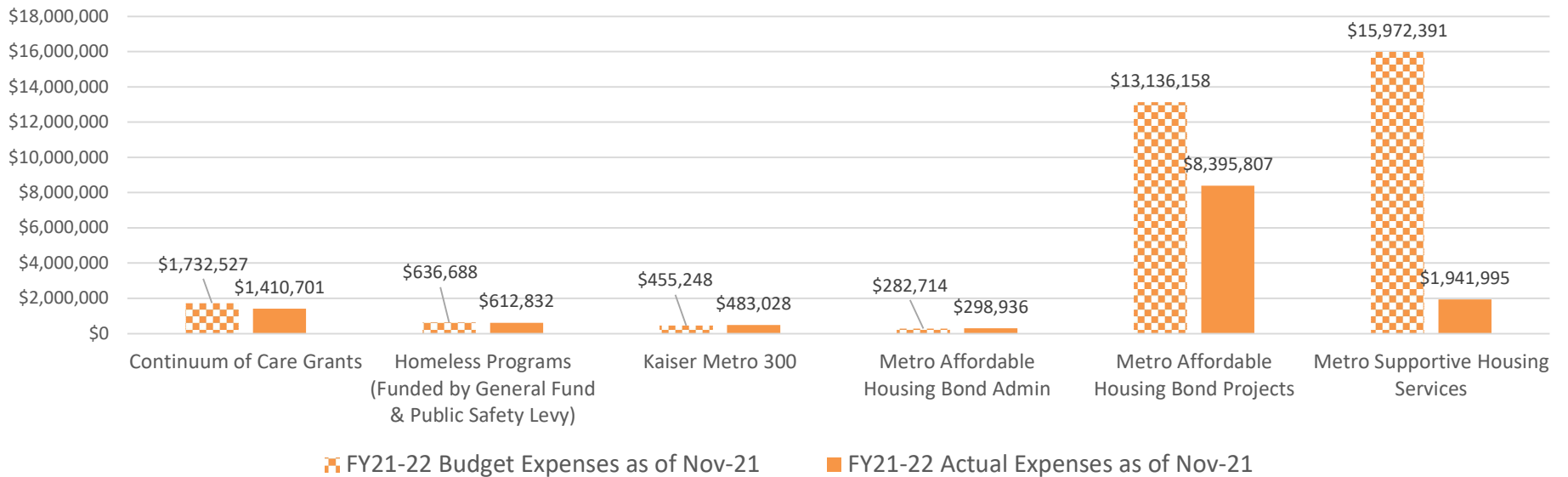
- Finalize documents and post for public comment on February 14
- HAC presentations for more information and feedback in February and March
- HABOD introduction in March
- Community stakeholder, resident and participant meetings in February and March



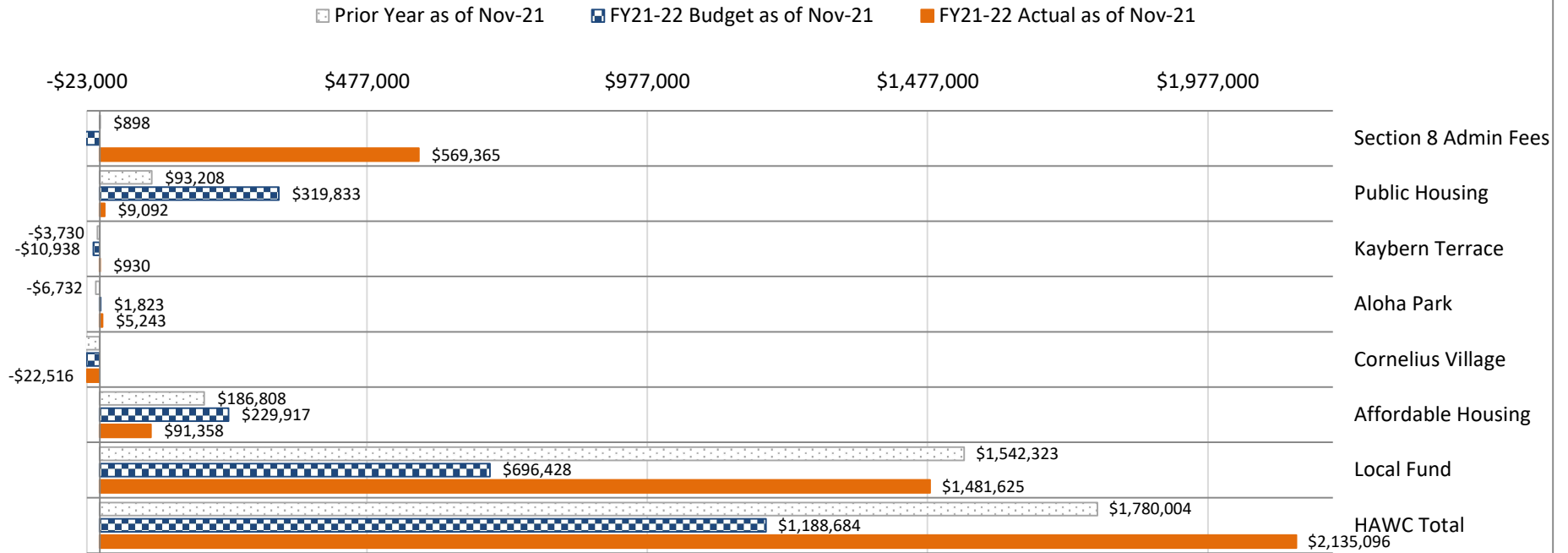
### Department of Housing Services Program Revenue Budget vs. Actual



### Department of Housing Services Program Expenditure Budget vs. Actual



## Housing Authority of Washington County Program Net Income (Loss) from Operations



For November FYTD, net income from Housing Authority operations of \$2,135,096 was favorable to budget by \$946,412 and favorable to the prior year by \$355,092.

**Section 8 Admin** This program had net income of \$569,365 which was \$594,692 favorable to budget, the favorable variance from the budget is a combination new Emergency Housing vouchers awarded and remaining HUD CARES one-time funding to mitigate COVID-19 impact. \$761,786 of the \$925,725 CARES Act Admin fund was utilized to pay for administrative costs.

**Public Housing** had net income of \$9,092 which was \$310,741 unfavorable to budget. The unfavorable variance is due to capital fund to be drawdowned later to reflect capital fund activities schedule.

**Kaybern Terrace** had net income of \$930 which was \$11,867 favorable to budget. The variance is due to lower operating expenses.

**Aloha Park** had net income of \$5,243 which was \$3,420 favorable to budget. The variance is due to higher rental income to reflect revenue management plan.

**Cornelius Village** had net loss of \$22,516 which was \$534 favorable to budget. This property is projected to have a operating loss due to lower rental income and an annual mortgage payment of \$105K, management is working on a revenue mangemnet plan to increase rental income with minimun impact to tenants.

**Affordable Housing** had net income of \$91,358 which was \$138,558 unfavorable to budget. The unfavorable variance reflected scheduling of property rehabilitation fund to be provided by the Local Fund.

**Local Fund** had net income of \$1,481,625, favorable to budget by \$785,197, the variance is the combination of additional development fee collected from the Gateway Commons, higher capital distribution from Quatama Crossing and admin fee earned from processing the Landlord Compensation Fund program for the OHCS and scheduling of property rehabilitation fund to Affordable Housing.