



HOUSING and SUPPORTIVE SERVICE NETWORK

Providing a Continuum of Care for Vulnerable Populations in Washington County

Wednesday, January 7, 2015 ~ 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 SPEAKER: 8:35 a.m.

- Ms. Melanie Fletcher, Washington County Department of Housing Services
 - Working together to assist people with hoarding and neglect of self-care issues
 - Community Partners Round Table hosted by Section 8 Rental Assistance Program Team

III. APPROVAL OF MEETING MINUTES: 9:10 a.m. Action Item

IV. REPORTS AND PROGRAM UPDATES: 9:15 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
 - Washington County Reentry Council
 - Seniors
 - “Community Connect” Oversight Committee
- Strategic Planning and Discharge Workgroup [the CoC Board]
- Homeless Plan Advisory Committee (HPAC)
- Homeless Management Information System (HMIS)

V. GENERAL BUSINESS: 9:40 a.m.

- Annual Point-In-Time Homeless Count and Housing Inventory Events
(January 22 to January 31, 2015)

VI. ANNOUNCEMENTS: 9:45 a.m.

VII. ADJOURNMENT: 10:00 a.m.

Next Meeting: Wednesday, February 4, 2015

Guest Speaker(s): Elizebett Eslinger, Write Around Portland

Ben Sturtz, Office of Community Development and Katie Freeman, City of Beaverton

“Consolidated Plan Public Hearing”

Department of Housing Services

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Equal Housing Opportunity

HOUSING AND SUPPORTIVE SERVICES NETWORK
Maintaining a Continuum of Care in Washington County
Beaverton Building
December 3, 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:

Bundy, Valerie—Domestic Violence Resource Center	Matthews, Molly— The Salvation Army Veteran & Families
Burleson, David—Wash. Co. Reentry Council	McVey, Jaycanna—Boys and Girls Aid
Burnham, Jeff—Luke-Dorf, Inc.	Orr, Patrick—HomePlate
Burton, Valerie—Luke-Dorf, Inc.	Peltz, Leslie—CODA, Inc.
Calfee, Bridget—HomePlate	Perkowski, Kaja—Open Door Counseling Center
Carlos, Humberto—Portland Housing Center	Rittenhouse, Rob—Goodwill Industries - Job Connection
Clevidence, Veronica—Wash. Co. Housing Services	Rogers, Pat—Community Action Organization
Davila, Lisa— Luke-Dorf, Inc.	Salvon, Jeff—City of Beaverton
Duncan-Perez, Martha—Wash. Co. Reentry Council	Savara, Jessica—Virginia Garcia Memorial Health Center
Earp, Eric— Homeless to Work Prog./Bridges2Change	Schwab, Jack—Good Neighbor Center
Eslinger, Liz—Write Around Portland	Sechrist, Lauren—Wash. Co. Community Development
Evans, Annette—Wash. Co. Housing Services	Seward, Michelle—Lifeworks Northwest
Freeman, Katie—Beaverton CDBG	Skryha, Vicki—U.S. Department of HUD
Griffey, Kristin—Luke-Dorf, Inc.	Stoullil, Vera—Boys and Girls Aid
Linder, April—Housing Independence	Turk, Nicki—Cascade AIDS Project
Matisoff, Lisa—Dept. of Human Services, State of Oregon	Werner, Judy—Lutheran Community Services, NW
	Yagle, Dixie—Bridges to Change

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. GUEST SPEAKERS

Welcome Home Coalition

Ms. Jes Larson, jes@welcomehomecoalition.org

“New Local Revenue to Fund Affordable Housing & Services in the Portland Metro Region”

Jes provided handouts including an Executive Summary of a Survey of Revenue Tools and a Welcome Home flyer. She explained that the coalition was developed to look at what works around the country in regards to creating reliable funding sources for affordable housing. We know that once people are in homes, the rest tends to fall into place; safety, health. We know housing works. Welcome Home wants to find local solutions.

She researched Northwest PILOT (Payment in Lieu of Taxes) Project and saw how the resources that were relied upon in year one slowly went away by year eight. What had been a 2-3 night wait for shelter increased to a six-week wait and became a frustrating and inhumane bottleneck.

Housing affordability is becoming a much more common theme around the country. 51% of families have made a significant sacrifice within the last year to stay on their homes, and wages are stagnant while housing prices are increasing. Our demographics in the Metro area are changing, and we are growing quickly. We expect 200,000 more people coming into the community in the next 20 years, and we already have a shortage of housing. The new generation is holding off on home-ownership, and the baby boomers are selling their houses and moving into apartments. All of this increases the demand on apartments, creating more of a crisis for rentals right now.

The Metro area is meeting less than 50% of the need. Washington County is doing better than that, but still has a ways to go. The apartments that are available are too expensive, causing those who rent them to have to sacrifice in order to stay in their homes.

Even though there is a local and a federal housing trust fund, there are no dollars attributed to them. This report looked at the cities and counties across the country that are consistently and reliably funding housing projects in such a way that they have the most potential to work well for us to adopt locally.

In looking at some of the programs that work from around the country, some of the standouts included Document Recording Fees (DRFs) of various amounts. This seemed to work excellently in several places, but in King County Washington, for example, the ARCH program combines several funding sources and allows flexibility in how they spend the monies.

Inclusionary zoning is another tool that works well in some communities. While mandatory inclusionary zoning is illegal in Oregon, communities like Summerville, Mass, utilize voluntary inclusionary zoning in a way that helps create incentives for builders to create affordable housing.

Developer Impact fees and Linkage fees, or what Oregon calls Systems Development Charges (SDCs), are used by some jurisdictions to provide funding for infrastructure such as schools, sidewalks, parks, and affordable housing. In Oregon, these fees are not used for affordable housing.

Levies can generate a great deal of funding, but in order to utilize this, the voters must be behind it. In Seattle, they use levies, which have gained more support as greater successes has been shown. With the levies, they have the flexibility to use the monies for anything from rent assistance to construction.

In Miami, a federal judge found it unconstitutional to arrest homeless people when there wasn't a viable place for them to go to get off the streets. In order to meet the judge's requirement quickly, they adopted a restaurant tax of 1% at restaurants that gross more than \$400,000 annually and have a liquor license. This has worked very well for them.

Related and commonly used are hotel tax surcharge and the property transfer tax charges.

In California, the Governor decided to do away with redevelopment agencies in urban renewal areas as a way to fund infrastructure. While this is a good thing in many ways, it eliminated a lot of housing dollars, creating a crisis for affordable housing. San Francisco quickly got on the ballot a plan for the city to commit 20 million dollars to grow to 50 million annually over the next 20 years, and it passed. They used an overhaul in the business tax system, a new business registration fee that would produce around 20 million annually.

They worked with Proposition E to help fund that campaign, knowing that it would help fund affordable housing.

In Oregon, we cannot use Inclusionary Zoning. Measure 79, which passed in 2012, prohibited local document fee surcharges, but created a DRF for the state, and a portion is dedicated to affordable housing. They are looking at working with legislators to change these prohibitions.

Washington County's DRFs were grandfathered in, but do not have money earmarked for affordable housing, rather; they all go to the general fund. This could be an opportunity for the county, growing the amount allocated to housing via ballot measure.

Property tax isn't always an equitable way to sustainably maintain funding, and compression can create an even bigger problem. In Multnomah County, they are very close to compression in many areas.

Restaurant and hotel taxes might be a great opportunity for the Metro area, as we have no restaurant tax or sales tax, and our hotel and rental car taxes are comparatively low.

Linkage fees and developer impact fees, what we call SDCs in Oregon, we're looking into this, trying to determine whether local jurisdictions can introduce these for affordable housing, and if so, what would it take?

We looked at all the mechanisms in this report, but focused on those that might be feasible for use in Oregon and be able to produce 10 million annually at least, though we need more like 15 million annually. We won't get there in one fell swoop, but the coalition was created to create a mechanism for getting there in layers of revenues and policies built into our infrastructure over the next decade or so. The report is to give us a foundational understanding as to what other jurisdictions are doing that works, so that we might adopt what can work best for us. We don't have to use these examples either. There are other great ideas out there that might be great options for us that aren't reflected in this report, for example; a marijuana tax. These options are a starting point, but are not all-inclusive. We want to hear about any other ideas, and your feedback on these options.

Annette Evans asked about the Governor's proposed budget of 100 million, and whether Jes might know how this money could impact what the coalition is looking at. Jes said they don't know yet, but are excited about what it could mean for affordable housing.

Lauren Sechrist asked if some of the "In Lieu" fees were more than what the taxes or costs to build would have been, because often, it costs more for the jurisdiction to apply that money to capital projects than it would to simply have the developer build the affordable housing. Jes replied that many jurisdictions do require a higher "In-Lieu" payment than the cost for the developer to build or pay taxes would have been.

Jeff Salvon said that his understanding is that the building codes and legislation are so tight that there is very little leeway to use SDCs as a revenue source.

Vicki Skryha clarified that there is a huge difference between mandatory inclusionary zoning and voluntary inclusionary zoning. Portland does use voluntary inclusionary zoning, as do a couple other jurisdictions in Oregon.

Annette Evans asked Jes if she could return to update us as to which strategies will be focused on going forward. Jes said she would be happy to return, and passed around sign-up sheets for those who might want to join and/or support the coalition.

III. APPROVAL OF MEETING MINUTES

Motion: Approve the November 5, 2014 HSSN meeting minutes.
Action: Lauren Sechrist
Second: David Burleson
Vote: Approved, unanimous.

IV. GENERAL BUSINESS

Point In Time (PIT) Homeless Count (Standard No. 3): CoC Approves the 2015 PIT Count Methodology, Pat Rogers

Pat provided packets showing the standards, the methodology, the ten geographic areas of the county, and the "Blitz" leadership structure. Pat and Valerie Burton will lead the efforts, and use a combination of approaches per HUD guidelines while conducting face-to-face interviews with everyone being counted. It is acceptable to conduct the count on multiple nights, but the CoC must then have a strong plan to de-duplicate the count, which they do.

Based on the standard regarding less populated rural areas, the count will focus on areas 1 to 6 on the map, which are the more populated areas. This also frees up more time to focus on where the people are.

HMIS data will need to be updated timely, within a day or two, so that Veronica will be able to de-duplicate and verify the data in the short window of time allotted. By February 9, Veronica will send an email to each agency showing utilization on January 28, and each provider will then review and verify that the numbers are accurate. Around February 13, we should have resolved any data issues. By February 20, the data will be extrapolated and published to Pat, Valerie and Annette, and will be a draft for sheltered persons in the county. The team will enter the street data on an ongoing basis and will have it completed by March 9. The data will then be analyzed and ready for release to the CoC and the media on March 23.

Motion: Approve 2015 PIT Count Methodology
Action: Jack Schwab
Second: Vera Stoullil
Vote: Approved, unanimous.

FY2014 Annual Homeless Assessment Report (AHAR) presentation by Veronica Clevidence – COC Approval for Submittal to HUD

Veronica used the handouts provided and went over some of the highlights and similarities to/differences from last year.

This year, the total served went up from last year, but is still lower than the 2012 numbers, indicating that the total served continues to decline. Individuals in Emergency Shelters have gone down quite a bit, whereas the numbers increased for Families. Transitional Housing for Families has gone down dramatically, but this is due in large part to Rapid Re-Housing being removed from that category, and no longer being reported in the AHAR.

Most trends remain similar to last year, including the size and ages of families seeking shelter and the genders of adults in families and individuals.

For last zip code prior to seeking shelter, the numbers from within Washington County appear to be quite low, though discussion pointed toward most agencies hearing

otherwise. Veronica pointed out that this is an inexact number from HMIS, because often only partial zip codes are reported, or not gathered at all.

Another anomaly is that persons whose last night was spent in a “place not meant for human habitation” is only 12%, which begs the question of where are the others coming from? Discussion pointed toward couch-surfing, doubling-up, etc., as well as differences in how we are reporting and entering data.

For next year, we need to continue to focus on entering data timely and accurately, and creating the expectation that we need to and will collect the data, rather than leaving an obvious option as to whether the client chooses to share information. Please continue to contact Veronica immediately if help is needed or something doesn't look right in HMIS.

Martha Duncan-Perez asked if data was collected showing that population that is exiting the corrections system or transitional housing. Veronica shared that while that type of specific data is not captured in the AHAR, it is reportable from HMIS, and people are welcome to email her if a specific report is desired.

Motion: Approve FY2014 AHAR for Submittal to HUD
Action: Judy Werner
Second: Vera Stoulil
Vote: Approved, unanimous.

V. ANNOUNCEMENTS

- Pat Rogers announced that Community Connect has been able, with their new hires, to reduce screening wait times to two weeks.
- Martha announced that Washington County Re-Entry Council is in the middle of the Children of Incarcerated Parents Gift Drive, and is looking for donations of simple items like crayons, markers and new coloring books. You can contact Martha at the council, or their host, Voices Set Free on First Street. The Re-Entry Council will meet on January 14th at Community Corrections, and is open to the public.
- Valerie Burton wanted to thank GNC and Jack Schwab for the support they've given to the Homeless Outreach Team for years. She can stop by and ask for whatever she needs, and if they have it, they give it to her.
- Humberto Carlos announced that the Portland Housing Center is open on Griffith Drive across the street from the old Beaverton City Hall Beaverton.
- Leslie Peltz announced that CODA expanded childcare for their outpatient clinics in Tigard and Hillsboro. They served 82 families from January to August 2014. They also have openings at Stepping Stones for housing for women and children. For information, call and ask for Lisa Rivers at the main office.
- David Pero reminded everyone that Sunrise Church opened their emergency homeless shelter for December, January and February.

VI. ADJOURNMENT

The meeting adjourned at 9:56 a.m. The next HSSN meeting is January 7, 2015 at 8:30 a.m.

Minutes prepared by Veronica Clevidence
Washington County Department of Housing Services

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