



MEETING MINUTES

HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY

June 22, 2023- 9:00 a.m.

Virtual Meeting Via Zoom

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Renee Brouse	Jacob Boyett
Bruce Dickinson	Leslie Gong
Nina Stafford	Katherine Galian
Narendar Sahgal	Liz Morris
Hayley Purdy	Melissa Sonsalla
Fernando Lira	Will Seals
Deena Castrejon	Jes Larson
	Michael Buonocore
<u>ABSENT</u>	Emily Nichols
Ryan Cain	
Dave Bachman	
Melinda Bell	<u>GUESTS</u>
John Epstein	Jacquelyn Saito
Eric Schmidt	
Carine Arendes	
Melinda Bell	<u>HABOD MEMBERS PRESENT</u>
Gena Briggs	
Nina Sparr	

I. MEETING CALLED TO ORDER – 9:06 a.m. A quorum was not present.

II. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES

No updates or communications were shared by committee members

****Moved up in agenda order****

VIII. NEW BUSINESS

A. Introduction of Interim Director – Michael Buonocore

Chair Brouse opened the floor to Interim Director Buonocore for him to introduce himself. Michael gave a brief statement regarding his appointment as Interim Director, as a result of former Director Komi Kalevor’s retirement, and provided insight to his background as former Executive Director of Home Forward for seven years. Additionally Michael gave a brief statement about the Executive Director recruitment and Michael’s intended length of tenure with Washington County as Interim Director.



****Moved up in agenda order****

IV. EXECUTIVE DIRECTOR'S REPORT

Presented by Michael Buonocore, Interim Executive Director.

Michael gave some details on Komi Kalevor's retirement celebration with department staff from the previous week, and stated that it "was a lovely celebration" and that "Komi was very happy" with it an retirement. Moving onto the next item in the Director's report, Michael spoke on the Plambeck Gardens groundbreaking property from the previous Friday. Plambeck Gardens is a property that will be owned and operated by Community Partners for Affordable Housing (CPAH), and was funded through part of Washington County's allocation of Metro Affordable Housing Bond. One of the exciting things about this property is that it will provide a larger number of three and four bedroom sized units, which are difficult to find for low income housing residents. Another update in the report given was on the year round shelter beds, 426 of them, provided by a number of funding streams that have grown or didn't previously exist.

Michael gave a brief update that Washington County is on a path to acquire The Woodspring Apartments property, in Tigard, and that we hope to either have a closing before the end of the month or in early July. Washington County has no worries about the closing on the property, but Michael did speak to the affirmation included in the report that if the Woodspring Apartments property deal were to fall through, the County would still administer the short term rental assistance provided to the community members there currently.

Hayley Purdy - Has there been any progress on (or intent to) the purchase of the North Bethany property?

Michael provided an answer that there is progress on that, and that authorization was given to begin the work necessary towards a purchase and sale agreement of the property.

Renee Brouse – How many units will that property provide overall?

Michael stated that it will range depending on the size of bedrooms that will be offered, but the number is still to be determined.

****Moved up in agenda order****

V. RESOLUTIONS / ACTION ITEMS

N/A

****Moved up in agenda order****

VI. ONGOING BUSINESS

A. Public Records/Meeting Training for HAC Members

Jacob Boyett stated that a second public records and meeting training for HAC members took place on June 15 at 10am, conducted by County Counselor Jacquilyn Saito. It was also added the Jacquilyn would like to have these trainings on an annual basis, and if any members have questions they can reach out to her directly via.



B. Housing Executive Director Recruitment Forum

Jacob Boyett stated that the recruitment efforts for the next Housing Executive Director have been underway, and that the recruitment window is officially closed but we feel that we have gathered a number of excellent candidates from across the nation. One of the next steps in the recruitment process will be an in-person forum with the final candidates in front of staff and community members. Previously, committee members had been asked to hold July 27th, but because of scheduling conflicts that date no longer works and so a replacement date will be sent out for either the end of July or beginning of August.

Continuing to provide details on the event, Jacob stated that it will be held in the evening and consist of a time for the final candidates to provide a prepared speech or presentation on their accomplishments and goals for the County if selected, and then followed immediately by an informal socializing period where food and beverages will be provided. Attendees will be provided with a QR code so that they can submit their input on the candidates; this input will all be sent to the executive panel conducting the final interviews, so attendees will have a chance to have their viewpoints heard. More details on an official date and time will be sent out by Jacob, so he asked that members please look for any updates from him.

Michael Buonocore – Will there be opportunities for people to engage in the process remotely, but in-person attendance will be required for the event?

Jacob detailed the recruitment process and that there is currently a virtual Subject Matter Expert (SME) review being conducted, with Fernando Lira representing the HAC, followed by a round of virtual interviews for the top 6-8 candidates that will be conducted by staff and community partners. After those parts in the process, the in-person forum will be the only other event before the final in-person interviews. We will not be holding the forum in a hybrid capacity, so in-person attendance will be required, but we are considering recording the forum for any who are unable to attend.

****Moved up in agenda order****

VIII. DEPARTMENT UPDATES

A. Homeless Services Updates

Katherine Galian, Program Manager, introduced herself and began by stating that she will be sharing a presentation on the overview of what the Homeless Services division is, and what they do. Katherine started by stating facts that we know about Homelessness, which included:

- Housing instability and homelessness can happen to anyone
- Homelessness is a regional challenge
- Collaboration and partnerships are essential
- Housing ends homelessness. Using a housing-first approach, has been shown time and time again to be the best approach to solving homelessness

The presentation continued by showing an overview that broke down the Homeless Services Division into five different aspects: Homeless Access Programs, Housing Program, Capacity Building Programs, HMIS Data, and Equity/Diversity/Inclusion. The next slide presented gave a breakdown of the different



components for the programs described earlier. These program components included: Outreach & engagement, Shelter & transitional housing, Housing navigation, placement & eviction prevention, Supportive housing stabilization services, and Wraparound services. Katherine clarified that while the slide displays these components in a numbered and linear order, clients do not necessarily access these in a linear order. There is no set pathway from homelessness to housing, it is all individualized.

Katherine stated that a main component that we pay attention to is the inflow and outflow of individuals. When it is mentioned that a goal of reaching a functional zero for homelessness (meaning homelessness is rare/brief/non-recurring), it generally refers to “how many people are newly experiencing homelessness or returning to homelessness from being housed vs how many people are we housing in a given month”. She clarified that individuals in shelters or shelter housing do not count towards how many individuals are being housed. This segued into an introduction to an individual named Dora, who moved into her apartment in November of 2021 with the help of Greater Good Northwest, and this is the goal of our programs and work.

The next item that Katherine moved onto in her presentation was about our Community Connect – Coordinated Entry System. A coordinated entry system is required by the U.S. Department of Housing and Urban Development (HUD), and “Community Connect” is the name for Washington County’s coordinated entry system (CES). This type of entry process main goal is to facilitate an equitable and efficient allocation of housing resources and helps communities prioritize assistance based on vulnerability. To people, this process may feel like a funnel, which it is, but it does make for a more equitable distribution process. The programs that fall under the “umbrella” of Community Connect include: Rapid rehousing, Permanent supportive housing, Housing Case management services, Congregate shelter, Shelter plus care, Enhanced rapid rehousing, and Non-congregate shelter. Katherine then proceeded to share a system overview of the flow for Community Connect, and added that there are multiple access points individuals can be placed at by a trained assessor based on criteria set up by Washington County’s Continuum of Care. The County meets twice per month to review different prioritized groups who are waiting for housing in case conferences with community partners.

The County has nine providers as part of its outreach provider network; the list of providers is: Forest Grove Foundation, Open Door Housing Works, Project Homeless Connect, Just Compassion, New Narrative, HomePlate Youth Services, Immigrant and Refugee Community Organization, Salvation Army, and Greater Good Northwest. Street outreach is broken into three main categories of reactive, pre-engagement, and engagement outreach. Another network of providers that the County has is with organizations for shelters; the County’s network includes 12 providers that total approximately 426 available shelter beds. The majority of the shelter beds are open to any individual, but there are some providers that offer shelter for specific groups including families, youth, women, etc. The primary types of shelters include congregate shelters, non-congregate shelters, alternate shelters, and youth shelters. An additional type of shelter is the pop up shelter for inclement weather and offer a “no turn away” policy. Katherine highlighted the growth of Washington County’s shelter growth through a chart showing the changes from the 20/12 fiscal year through a project 23/24 fiscal year. A list of the different amounts of shelter capacity by location (and type) was provided in addition to the graph, highlighting that- projected for fiscal year 23/24 Washington County expects to have 486 shelter beds available.



Lastly, Katherine presented information on the different housing programs (Long Term Housing Case Management, Enhanced Rapid Rehousing, and Rapid Resolution) and the 21 providers in that network. A chart highlighting the amount of permanent housing growth (as well as permanent supportive housing, and rapid rehousing) over the last eight years shows that by 2024 the County expects to have capacity for permanent housing of approximately 1800 individuals. Katherine did mention that we are reaching a point where the growth is slowing down and we will be entering a sustaining mode for these programs. All of this work is divided among County staff within the three branches of the Homeless Services division: Homeless Programs, Business Operations, and Strategic Initiatives.

Renee – Will this presentation be shared with the committee members?

Yes, it will be distributed after the meeting.

Narendar – How much is the demand at each phase, and how many people are waiting?

There is not necessarily a wait for coordinated entry, but once someone is in coordinated entry, they may have to wait on the next step. The staff report details what the inflow is currently looking like on page 7 of the June packet. The length of time that it takes for a household to go from phase 1 to housing is based on the prioritization, meaning that the prioritization changes on a daily basis.

Narendar – Are there any good practices that we are sharing with Multnomah and Clackamas Counties?

Jes shared that we are communicating with our County partners regularly, and all three local Counties are ramping up their capacity building processes. She added that Multnomah County announced recently that they are making changes Washington County had launched a year ago; vice versa, Washington County is launching landlord liaison programs that Multnomah County launched a year ago.

Bruce – At month 6 in the flowchart presented, is there a percentage of individuals- that move forward or fall back?

Katherine stated that there is not enough available data to accurately answer that question, but it is also very specific to the individual. Generally, after moving into some form of housing after being homeless for so long, there is a stretch of difficult time just before that 6 month time period and then an inversely easier time just after. A generalized industry standard for expecting individuals to fall back into homelessness is about 20%.

Haley – How much is Washington County working with behavioral health services to disrupt the return rate of chronically homeless individuals? What is the proximity of the providers you are using to the population of homeless individuals?

There is not enough treatment available in the community, and the rate of chronic homelessness is part of a product of a generally under-funded system. As we begin to fund these programs and build them out, we will be able to address the needs of these individuals sooner and prevent them from being chronically homeless. There is also an effort to embed the services of behavioral health service providers into our shelters, so that individuals have treatment readily available. This means that we have staff available with experience and training on how to work with struggling individuals.



Hayley – If there is only two more years of expected growth for permanent housing, will you begin focusing on supportive housing and rapid rehousing once permanent housing stops growing?

Katherine answered that rapid rehousing has a much quicker turnaround for individuals vs a permanent or supportive housing, and so it is expected to change in alignment with the rate our system has for flow through of individuals. A lot of households that enter into rapid rehousing are able to self-resolve their issues more than people think.

Narendar – How is Washington County prioritizing transition housing and shelter capacity vs long-term housing?

Shelter and transitional housing models are extremely expensive and don't solve the housing problem. An analogy would be the shelter and transitional housing would be like an emergency room; it helps solve an emergency in the short-term but doesn't solve the underlying problems that create the emergencies. We are still creating more emergency and transitional shelters because we urgently need it. We make sure we build enough capacity to create the choice for transitional or emergency housing, but we also have to invest in permanent housing options so that we can place individuals who are ready for that level of housing. Not all permanent housing has to be built either, there are other options to buy or convert existing spaces to provide more permanent solutions for individuals.

Deena – Has there been any outreach with peer services who specialize in mental health?

We have launched a new and exciting program with the new regional funds that creates a work force training programs for individuals with lived experience. We have partnered with Work Source to facilitate a training program and an internship program, so individuals can have a 6 month internship and then move into the Housing work force full time.

B. Written Department Updates

Additional department updates can be found in the June 2023 HAC packet.

****Moved up in agenda order****

IX. MEMBER COMMUNITY UPDATES

Jacob Boyett read an email submitted by Ryan Cain regarding the Inflation Reduction Act.

“From my knowledge there are 4 major opportunities ranging from \$5k tax credit per unit for 10 years to \$80k/unit in rehab funds to help with gap funding. The GRRP program has 3 different sub programs ranging in scope and HUD involvement. While section 45L was revised to include up to \$5k/unit in tax credits for sustainability upgrades. Making sure the authority is aware of these and utilizing them when possible. I have already reached out to the HAWC rehab phase 1 team to see if we can retro-actively apply any of these, as I'm involved in those projects.”

III. ACTION – APPROVAL OF MINUTES

The committee did not meet the minimum required attendee level for a quorum to vote on approving the minutes for the May meeting.



X. ADJOURNMENT

Meeting adjourned at 10:19 a.m.

Michael Buonocore
Secretary/Interim Executive Director