



HOUSING **A**DVISORY **C**OMMITTEE



**Thursday, March 25, 2021
9:00 a.m.**

**Housing Authority of
Washington County
Department of Housing Services**



Mission

The Washington County Department of Housing Services provides a continuum of affordable housing options that promote community strength.

Strategies

- Provide rental assistance.
- Assist people in achieving housing stability, focusing on lower income populations.
- Develop, acquire and maintain affordable housing.
- Provide career placement and training opportunities through partner organizations.
- Connect low-income people to additional programs and services.
- Provide home ownership opportunities, where appropriate.
- Collaborate with public and private partners.

Equity Statement

The Department of Housing Services provides housing opportunities to all eligible persons no matter their race, color, religion, national origin, age, disability, familial status, marital or domestic partnership status, sex, gender identity, sexual orientation, veteran status, legal source of income or type of occupation.

In order to be relevant and effective in a rapidly changing and increasingly diverse environment, the Department of Housing Services commits to the principles of diversity, equity and inclusion for all members of the community we serve. Equitable access to resources and opportunity is the means to healthy, economically vibrant people and communities. We believe that authentically listening to, working inclusively with, and being accountable to the community we serve increases innovation and effectiveness and leads to more successful outcomes.

Mission, Strategies and Equity Statement are from our 2017-2027 Strategic Plan



TABLE OF CONTENTS

AGENDA..... Page 4

APPROVAL OF MINUTES Page 5

DISCUSSION..... Page 5

EXECUTIVE DIRECTOR’S REPORT Page 5

STAFF REPORTS

 A. Financial Statements..... Page 6

 B. Housing Choice Voucher Program..... Page 8

 C. FSS Programs and Special Projects Page 10

 D. Public Housing Page 13

 E. Affordable Housing/Portfolio Rehab Page 15

 F. Housing Development Page 17

 G. Report on Homelessness..... Page 21

OLD BUSINESS..... Page 26

NEW BUSINESS..... Page 26

RESOLUTIONS/ACTION ITEMS..... Page 26

ADJOURNMENT Page 26

Next Meeting:
April 22, 2021

2021 HAC Schedule
Thursday, January 28
Thursday, February 25
Thursday, March 25
Thursday, April 22
Thursday, May 27 - Budget
Thursday, June 24
Thursday, July 22 – No Meeting
Thursday, August 26
Thursday, September 23
Friday, October 8 or 15 - Retreat
Thursday, November 18
Friday, December 3 or 10 - Luncheon



HOUSING ADVISORY COMMITTEE

Teleconference

1-346-248-7799 Zoom Call-in Number

Webinar ID: 820 5677 8280

PW: 733202

March 25, 2021 at 9:00 A.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. February 25, 2021
- III. DISCUSSION - ORAL COMMUNICATIONS and MEMBER UPDATES**
- IV. EXECUTIVE DIRECTOR’S REPORT**
- V. STAFF REPORTS**
 - A. Financial Statements
 - B. Housing Choice Voucher Program
 - C. FSS Programs and Special Projects
 - D. Public Housing
 - E. Affordable Housing/Portfolio Rehab
 - F. Housing Development
 - G. Report on Homelessness
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. RESOLUTIONS/ACTION ITEMS**
- IX. ADJOURNMENT**



I. ROLL CALL

II. ACTION – APPROVAL OF MINUTES

1 – Feb. 25, 2021 meeting minutes

III. DISCUSSION

MEMBER UPDATES

IV. EXECUTIVE DIRECTOR’S REPORT

After being in the extreme risk category since December 3, 2020, and high risk starting February 12, 2021, Washington County moved to the “moderate risk” category which is the third highest risk level in Oregon. Under "moderate risk", our staff continue to be in the office at about 60% of normal and wear masks 100% of the time unless they have an office with a door that closes; telework is still encouraged whenever possible; and strict physical distancing is in place. The biggest change is our front office will be open to the public starting April 1 with limited hours. See this link for more information on COVID-19 risk levels (<https://coronavirus.oregon.gov/Pages/living-with-covid-19.aspx>). Currently, all housing staff are healthy and free of COVID-19.

The Moving To Work (MTW) application is still in process. The Metro Supportive Housing Services Local Implementation Plan (LIP) is moving toward completion with approval requested at the April 6 Board of County Commissioners meeting. The PHA Plan is still in the 45-day public review process; the public hearing will be at the April 6 Housing Authority Board of Directors meeting. HABOD and BOCC meetings can be viewed live on the County’s YouTube page or via Zoom (<https://www.co.washington.or.us/BOC/Meetings/board-meeting-schedule.cfm>).

In hiring and staffing news, the Housing Development Analyst, Senior Accounting Assistant, and Senior Administrative Specialist positions are posted on the County’s job website. The vacant occupancy specialist positions are in the advertising and hiring process. There are numerous positions, both current and in the future, that will be hired for the new Supportive Housing Services program. Check the County’s jobs website for the most up to date information (<https://www.governmentjobs.com/careers/cowashingtonor>).

We are currently recruiting for open seats on the HAC. There are eight (8) vacancies consisting of a) five positions with expiring dates, and b) three vacant positions. Currently we have 15 applications. The Board of Commissioners work session for appointments is on April 6; two weeks later on April 20 the appointments will be on the BOCC consent calendar.

Staff continue to work with Building Services to ready our new space at Adam’s Crossing. We are all very excited to have more room for staff and space better suited to the work that we do.

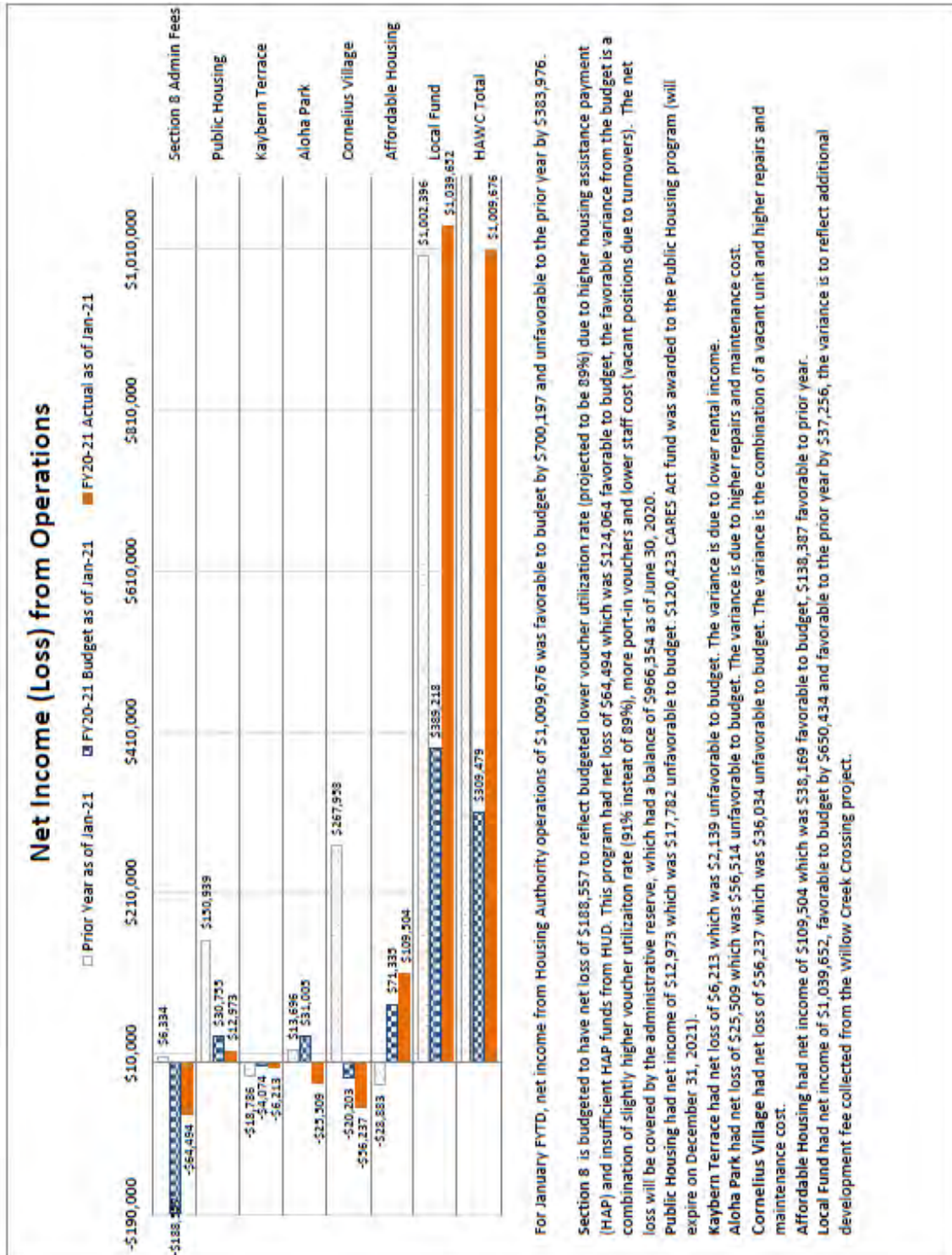
Please stay healthy, everyone.

Komi Kalevor
Director



V. STAFF REPORTS
A. Financial Statement

1. Housing Authority Financial Report to the Housing Advisory Committee
January 2021





A. Financial Statement
2. Housing Services Financial Report to the Housing Advisory Committee
January 2021

<will be distributed at the meeting>



V. STAFF REPORTS
B. Housing Choice Voucher Program
1. Operational Performance Measures
February 2021

Housing Choice Voucher

a) Wait List: HAWC's waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 889 households on the waitlist for February.

b) Occupancy Rates:
Section 8: February 86% (January 86%)

We had 2,556 vouchers leased up in February 2021 (2,570 January). Our Annual Contributions Contract (ACC) is 2,977¹ vouchers, so we need to lease up 421 vouchers to reach our authorized capacity.

HAWC issued 34 vouchers in February. There are 96 vouchers outstanding and not under lease. Our cumulative monthly allocation of Section 8 HAP funds is 96.9%². Our goal of budget authority is 95% minimum.

HCV PROGRAM UPDATE

General Updates:

The HCV program has started issuing new vouchers off the Administrative waitlist. Moving forward we will be pulling 300-400 applicants off the waiting list to increase utilization, starting in March 2021. It is projected that the 2015 HCV waiting list will be exhausted this year and a new waiting list will be opened.

Effective Monday, April 1, 2021, the lobby will open limited hours: Monday's 8:30 am-11:30 am, Wednesday's 1:00 pm-4:00 pm, and Friday's 8:30 am-11:30 am. The department continues to provide customer service through appointments, emails, phone, and mail.

¹ Although the housing authority has 2,953 vouchers allocated, due to the utilization of funds (see footnote 2 below) HAWC cannot issue this many vouchers.

² The cumulative utilization of HAWC's annual budget authority for 2020 was 97.7%. This number should be maintained between 95%-100%; if consistently near 100% the housing authority must engage with HUD's shortfall prevention team. It is in HAWC's best interest to be at or near 98% of utilization.



V. STAFF REPORTS
B. Housing Choice Voucher Program
2. Section 8 Waiting List
February 2021

Wait List Time Based on # of HH Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	467	136	138	69	35	30	5	5	3	1	889
Average Days	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095

Wait List Based on Gender			
Gender	Female	Male	Total
Total	632	257	889

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	8	28	219	11	532	42	49	889

Wait List Based on Ethnicity				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	146	743	0	889

Wait List Based on HH Type					
Type	Disabled	Elderly	Family	Other	Total
	220	95	349	225	889

New waitlist, including clients who applied for the waitlist in May 2015 and were selected for the waitlist via random lottery.



V. STAFF REPORTS
C. FSS Programs and Special Projects

PROJECT-BASED VOUCHERS

The Housing Authority may authorize project-basing a maximum of 20% of its total voucher funding allocation (not total numbers of vouchers) with approval from HUD. As of the end of 2018, the total Project-Based Vouchers (PBV) the Housing Authority could issue is approximately 410. HAWC currently has PBVs allocated to Category I (chronically homeless), Category II (30% or less MFI), “Special Needs” and VASH (for homeless veterans).

Remaining available Project-Based Vouchers, and Project-Based Vouchers that have been awarded but are not yet project-based, continue to be utilized as tenant-based vouchers. Vouchers are project-based as units become available and residents leave the Section 8 tenant-based voucher programs.

Total Contract	Total Leased	Utilization Rate
195	187	96%*
Data		
Projects Leased	Sum of Leased	Sum of Eligible Units
Alma Gardens	8	8
Alma Gardens VASH	5	5
Barcelona	8	8
Bridge Meadows	8	8
Cornelius Place	8	8
Cedar Grove	11	11
Fir Crest Manor	13	14
Housing Team / SAMHSA	3	4
Orchards	24	24
PLUSS	10	12
Pomeroy Place	13	15
Pomeroy Place VASH	5	5
Red Rock Creek Commons	24	24
Sunset View	24	24
The Knoll	8	8
The Knoll VASH	4	4
Tom Brewer House	11	13
Grand Total	187	195
CPD (Tigard Triangle)	2021?	(8 VASH, 8 Regular) 16
The Mary Ann	2021?	8
Total HAP and AHAP		235

*The reduction in utilization is due to the new buildings coming online, this will correct in the coming months.

Awarded = Project has been allocated project-based vouchers contingent on satisfying RFP requirements.

Project-Based = Project is ready for occupancy and vouchers are attached to specific project-based voucher housing units in the property.



Project-Based Vouchers - Waitlist Projects Update

Cedar Grove reached 100% contract leased with a total number of 8 units.

FAMILY SELF-SUFFICIENCY (FSS) PROGRAM

Participant information 2/1/2021

Participating Households:

- Total Participating Households: 66
- Housing Choice Voucher: 55
- Public Housing: 11

Escrow Balances:

- Total Escrow Balance: \$385,388
- Highest Escrow Balance: \$40,840
- Average Escrow Balance: \$5,839

Monthly Escrow:

- Total Monthly Escrow: \$11,919
- Highest Monthly Escrow: \$987
- Average Monthly Escrow: \$180

Average Increase in Annual Earned Income:

- Total Increase in Annual Earned Income: \$639,987
- Highest Increase in Annual Earned Income: \$50,521
- Average Increase in Annual Earned Income: \$9,696

FSS Update:

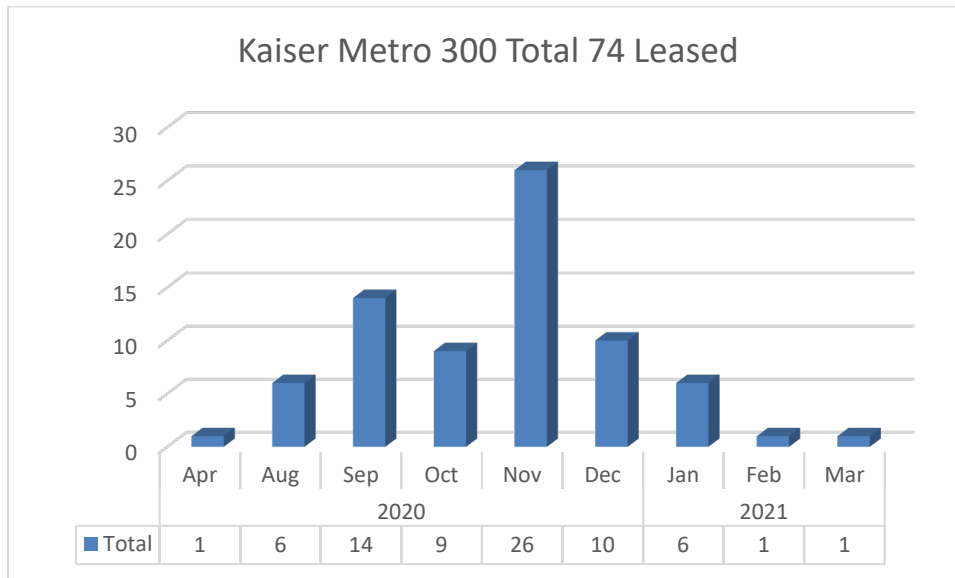
In February the FSS team began offering remote briefings to prospective participants via interactive video conference. Invitations were extended to the 47 families currently on the interest list. The two briefings were scheduled for February 11th and 19th. Eight families registered for these first sessions, and three expressed their intention to apply for the program. One individual completed their application packet within 12 hours.

The FSS team plans to extend invitations to the interest list to all families on the Section 8 and Public Housing program later in the month. Staff will continue hosting program briefings until we meet our total enrollment goal of at least 80 participating families.



Kaiser Metro 300

The Kaiser Metro 300 program serves houseless, age 50+, disabled individuals with short term rental assistance and move-in funds. Currently 74 people have leased up since the start of the program. HAWC has contracted with Bienestar to help meet the goal of outreach to the BIPOC community and they are providing navigation to 24 applicants.





V. STAFF REPORTS
D. Public Housing
1. Operational Performance Measures
February 2021

PUBLIC HOUSING

a) Public Housing Average Vacancy Days: Average vacancy days for the month of February 2021 was at 80 (January 42). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 36.14 days through February 2021. HUD rates 20 days or below as an “A”.

b) Occupancy Rates:
Public Housing: February 99.6% (January – 99.2%)

c) Work Order Effectiveness:

Average maintenance response time for work orders is a major indicator that correlates closely with resident satisfaction and preservation of our capital assets. For January, the average maintenance response time for emergency and routine work orders for the public housing portfolio is as follows:

	<u>Avg. Response</u>	<u>Our Goal</u>	<u>HUD Standard</u>
Emergency WO's	20.24 hrs.	3 hrs.	24 hrs.
Routine WO's	17.54 days	3 days	25 days

Work Orders

- Reported 905 year-to-date non-emergency work orders that have been completed in an average of 35.35 days.
- Reported 92% of twenty-five (25) year-to-date emergency work orders completed within 24 hours.



V. STAFF REPORTS
D. Public Housing
2. Public Housing Average Vacancy Days
February 2021

TURNOVERS/UNIT TURNOVER TIME

- Maintenance completed one (1) Public Housing unit turnover in February, with a turnover time of 80 non-exempt days.
- For the 20-21 Fiscal Year, Unit Turnover Time was 477 non-exempt days and 4 Capital Improvement exempted days for thirteen (13) units averaging 36.69 days per unit.



V. STAFF REPORTS
E. Affordable Housing/Portfolio Rehab
1. Affordable Housing Portfolio Performance Measures
February 2021

HAWC's AFFORDABLE HOUSING PORTFOLIO

HAWC owns and operates affordable properties included in financial reports under Local Fund, Affordable Housing, and two properties with stand-alone financials.

Total Occupancy: 96.9% (20 vacancies/643 units)

- a) Local Fund Properties (managed by HAWC and/or contractors) 92.3% (1 vacancy/13 units).
- b) Affordable Housing Properties (managed by Cascade Property Management): 97.2% (15 vacancies/538 units)
- c) Kaybern Terrace (managed by Cascade Property Management): 91.7% (1 vacancy/12 units)
- d) Aloha Park (managed by Cascade Property Management): 96.3% (3 vacancies/80 units)

HAWC PARTNERSHIP AFFORDABLE HOUSING PROJECTS

	Project Name	City	St.	1 BR	2BR	3 BR	4 BR	Total Units	Year Completed
1	Covey Run	Forest Grove				26	14	40	2001
2	Gateway Commons	Hillsboro		18	51	44		113	2004
3	Quatama Crossing	Beaverton		222	423	66		711	2006
4	The Orchards at Orengo Station	Hillsboro		40	17			57	2015
5	The Orchards at Orengo II Station	Hillsboro		44	14			58	2016
6	The Orchards at Orengo III Station	Hillsboro			33	19		52	2018
7	Sunset View Apartments	Beaverton		88	112	36		236	2016
8	The Fields	Tigard		128	104	32		264	2020
9	Willow Creek Crossing	Hillsboro	38	71	11			120	2020
<u>TOTAL</u>		-	38	611	765	197	14	1,651	



V. STAFF REPORTS
E. Affordable Housing/Portfolio Rehab
2. Portfolio Rehab Report
February 2021

HAWC4 PORTFOLIO REHAB PROJECT

- The project will be referred to as “HAWC4” moving forward.
- The general contractor, LMC, will have an RFP out to recruit an architect to join the design-build team.
- Preliminary outreach has been conducted and 3-4 architectural firms have expressed interest in the project.
- LMC conducted site visits at all four sites and is currently refining the scope of work for each property.



V. STAFF REPORTS
F. Housing Development

The Housing Authority of Washington County (HAWC), a separate legal entity of Washington County's Department of Housing Services, is responsible for Development and Portfolio Management. HAWC, either directly or through a wholly owned affiliate, may work with developers, financial institutions, and government agencies, to build, acquire, and/or rehabilitate, thriving affordable housing communities in Washington County.

METRO BOND UPDATES

1. Saltzman Road Senior Housing Project has received Concept Endorsement approval from the Board of Commissioners. However, the project is now considering a change to their financing model. Once the financing model has been updated, Metro will review and consider Concept Endorsement.
2. The Forest Grove Family Housing project is the next Metro bond project scheduled to close on financing and begin construction. The project team is working toward a July 2021 closing. The project has been named The Valfre at Avenida 26 in honor of previous HAWC Executive Director, Val Valfre. Mr. Valfre resides in Forest Grove and is a former Forest Grove City Councilor. HAWC will request \$7.2 million in Private Activity Bonds to support the development of this project from the State in April.
3. In March, neighborhood meetings were held for the Aloha Inn project at The Valfre at Avenida 26.
4. The survey around project design for Metro bond-funded projects is still available on our website (through April). The survey is available in all of the County's safe harbor languages and is a part of wider community engagement work to reach marginalized communities. Link to the survey: <https://www.co.washington.or.us/Housing/AffordableHousingBond/metro-bond-comment-opportunities.cfm> . So far, staff have received roughly 40 survey responses.

List of Metro Affordable Housing Bond Projects in Washington County:

Project Sponsor	Project Name	Location	Metro Bond Amount	Total Development Cost	Unit Count	Concept Endorsement Date
Home First Development	Saltzman Road Senior Apartments	Cedar Mill (unincorporated Wash. Co.)	\$5,990,000	\$12,365,000	53	1/26/2021



WASHINGTON COUNTY
OREGON

Housing Authority of Washington County	Aloha Inn	Aloha (unincorporated Wash. Co.)	\$8,465,000	\$9,000,000	54	12/15/2020
Bienestar and REACH CDC	Plaza Los Amigos	Cornelius	\$12,830,000	\$39,208,808	113	9/1/2020
BRIDGE Housing Corporation	Aloha Housing	Aloha (unincorporated Wash. Co.)	\$10,230,000	\$27,853,500	82	9/1/2020
BRIDGE Housing Corporation	Goldcrest Apartments	Beaverton	\$8,700,000	\$28,142,095	75	9/1/2020
Community Partners for Affordable Housing	Basalt Creek	Tualatin	\$14,320,000	\$43,583,824	116	9/1/2020
DCM Communities & Housing Authority of Washington Cty.	The Valfre at Avenida 26	Forest Grove	\$3,792,088	\$10,994,346	36	9/1/2020
Northwest Housing Alternatives	Tigard Senior Housing	Tigard	\$6,270,000	\$19,209,708	58	9/1/2020
Related NW Community Development Partners	Terrace Glen Viewfinder	Tigard	\$17,484,000	\$48,389,878	144	9/1/2020
			\$11,583,000	\$32,699,090	81	6/18/2019
TOTAL			\$99,664,088	\$271,446,249	812	

For more information on the Metro Bond, see the links below:

Link to Washington County's Bond website:

<https://www.co.washington.or.us/Housing/AffordableHousingBond/index.cfm>

Link to Washington County's March 2020 NOFA:

<https://www.co.washington.or.us/Housing/AffordableHousingBond/funding-announcements.cfm>



Link to Metro's Community Oversight Committee membership list:
<https://www.oregonmetro.gov/public-projects/regional-affordable-housing-bond/oversight-committee>

Link to Metro Bond Work Plan Approved by Metro Council:
<https://oregonmetro.legistar.com/View.ashx?M=F&ID=7008257&GUID=51E9BFA9-5355-4D08-9448-304288761156>

HOUSING DEVELOPMENT PROJECTS

Project Status: Under construction.

The Viewfinder (Tigard)			
Housing Units: 81		Project Based Vouchers: 8 PBV + 8 VASH	
0 Studio	25 1BR	46 2BR	10 3BR
Ownership: Community Development Partners/HAWC Special Limited Partner		Total Project Costs: \$32.6M Funding: \$11.4M Metro Bond / \$12.1M 4% Tax Credits / \$7.7M Private Activity Bonds	
Project Update:			
<ul style="list-style-type: none"> • Construction start: June 2020. Project completion: October 2021. • Washington County's Phase I Metro Bond project 			

Project Status: Under construction.

The Mary Ann (Beaverton)			
Housing Units: 54		Project Based Vouchers: 8 PBV	
0 Studio	25 1BR	26 2BR	3 3BR
Ownership: REACH		Total Project Costs: \$22.5 M Funding: \$3.0M Metro Bond; \$12.0M 9% Tax Credits	
Project Update:			
<ul style="list-style-type: none"> • Construction start: June 2020. • Project completion: August 2021. • Beaverton's Phase I Metro Bond project 			

Project Status: Currently leasing up.

Fields Apartments (Tigard)			
		Housing Units: 264	
0 Studio	128 1BR	104 2BR	32 3BR
Ownership: Partnership of Housing Authority/DBG		Total Project Costs: \$60.4M Funding: \$9.8M LIFT; LIHTC; Conduit Bonds	
Project Update:			
<ul style="list-style-type: none"> • Link to virtual ribbon cutting video: https://youtu.be/9yO0y818h1M 			



Partner Development Projects

Project Status: Currently leasing up

Red Rock Creek Commons (Tigard)			
Housing Units: 48		Project Based Vouchers: 24	
0 Studio	48 1BR	0 2BR	0 3BR
Ownership: CPAH		Total Project Costs: \$18.4	
		Funding: LIFT; 4% LIHTC; HPOF	
Project Update:			
<ul style="list-style-type: none"> Virtual Grand Opening was held December 2nd. 			

Project Status: Currently leasing up

Cedar Grove (Beaverton)			
Housing Units: 44		Project Based Vouchers: 8	
4 Studio	26 1BR	7 2BR	7 3BR
Ownership: CPAH		Total Project Costs: \$15.7M	
		Funding: 9% LIHTC, HOME, GHAP	
Project Update:			
<ul style="list-style-type: none"> Virtual Grand Opening was held December 2nd. 			



V. STAFF REPORTS
G. Report on Homelessness
1. Continuum of Care Homeless Programs
February 2021

COVID-19 RESPONSE FOR UNHOUSED POPULATIONS

- [Coronavirus \(COVID-19\) Response Plan](#) continues to address the prevention of COVID disease transmission for the sheltered and unsheltered homeless populations through coordination and deployment of resources to serve a diverse population (e.g. age, disabilities, race/ethnicity) who are at high risk due to age and/or underlying health conditions.
- [Winter Shelters](#) comply with COVID Centers for Disease Control and Prevention (CDC) requirements and provide a critical element of disease transmission through access to sanitation, wellness checks, nutritious meals, and other basic needs.
 - CareOregon has partnered to provide Basic Health Care Navigation and Education sessions for shelter participants. Washington County purchased laptops that were distributed to the seven (7) winter shelters, with costs covered by a donation from CareOregon. The integration of health care navigation services is well received by the shelter participants with many attending virtual sessions provided by the CareOregon health care coordination team.
 - On March 16, the Winter Shelter operations will undertake a new mission to stabilize homeless individuals while a vaccination plan is developed for sheltered and unsheltered homeless populations. Shelter staff have received vaccinations.
 - Three (3) congregate winter shelters closed on March 15, 2021. All persons were provided shelter beds at alternative winter shelter locations that expanded capacity and will continue to operate through June 30, 2021.
 - The [Registration](#) list has received 874 requests for shelter beds, with an increase in registrations during the February 11 to 15 snow/ice event. The Shelter Registration portal will remain open through June.
 - Shelter Outcomes: 9 individuals have exited shelter to housing, with a total of 181 individuals having exited with an average 17 days length of stay, while individual remaining in the shelter program average 68 days length of stay.

	Program Start and End Date	# People Served To-Date	# People Age ≤17 years (Child)	# People Age 18-44 Years (Adult)	# People Age 45+ years (Adult)	% Chronic* Homeless	% Persons of Color	# People Exit	Avg. Length of Stay (Days)	% Exit to Housing	% Exit to Street/ Shelter
Winter Shelters: 200-beds [Funds: EFSP; ESG; EHA; SHAP; and County \$]	12/31/2020 to 3/15/2021	385	6	193	186	39%	25%	181	17	5%	95%

*Chronic = A person with disabling condition(s) and experiencing 12 or more months of homelessness

HOMELESS SYSTEM FUNDING, CoC REPORTING AND ACTIVITIES

- The CoC Board approved submittal of the Federal [FY2020 System Performance Measurement](#) (SPM) data to HUD. There are two primary uses of the SPM report: 1) HUD will use the data as selection criteria to award projects under future NOFA's, and 2) Support local CoC system evaluation, identify gaps in data and service areas,



and make recommendations. Positive Outcomes: An increase in adults with income at exit and housing stability. Improvement Needed: Returns to homelessness from permanent housing programs and number of days homeless have both increased.

- The Federal [FY2021 Continuum of Care \(CoC\) Program](#) competition registration was submitted to HUD on behalf of the County's CoC members. This is the first step in the competitive process to apply for Federal CoC Program grant funds to compete for renewal of \$4.2 million in housing programs and new competitive project funding.
- [Point-In-Time \(PIT\) Homeless Count \(Census\)](#) was performed on January 27, 2021. Community Action Organization is the lead agency coordinating, resourcing, and training city and nonprofit agency staff to perform the street count (unsheltered) census data collection. The HSSN will receive an overview of the data on April 7, and the CoC Board will review with action to approve submittal to HUD on April 9, 2021. Washington County Department of Housing Services will release the PIT data upon CoC Board approval.
- [Built for Zero \(BfZ\)](#) is a national initiative aimed at ending homelessness through a comprehensive list of persons and prioritizing the most vulnerable for housing. Community Solutions and Kaiser Permanente convened a Washington County cohort of public health and housing staff to consider a new *Health Care & Homelessness (HC&H)* pilot aimed at bringing together health care organizations with housing.

LEGISLATIVE ACTIVITIES AND COMMUNITY ENGAGEMENT

- The 2021 Oregon Legislative Session (January 21 to June 28) includes a few bills under consideration that address homelessness.
 - [HB 3115](#) codifies into state statute that it is against the 8th amendment for a local jurisdiction to penalize a person for sleeping on publicly owned lands, and states: "Any city or county law that regulates the acts of sitting, lying, sleeping or keeping warm and dry outdoors on public property that is open to the public must be objectively reasonable as to time, place and manner with regards to persons experiencing homelessness."
 - [SB 410](#) requires state agencies to implement policies to ensure humane treatment of homeless individuals, and to provide standards for storage facilities used for unclaimed personal property given to law enforcement officials when homeless individuals are removed from establishing camping sites.
- The [Housing and Supportive Services Network \(HSSN\)](#) is a consortium of more than 60 agencies working collaboratively to deliver services and housing through an equity lens with outcomes measured by Federal and local metrics defined in *A Road Home*, the County's strategic plan to end homelessness. [Agendas](#) are online and the public is welcome to attend.
- [A Road Home: 2020 Homeless Assessment Report](#) was released following a comment period that included presentations to the CoC Board and the Homeless

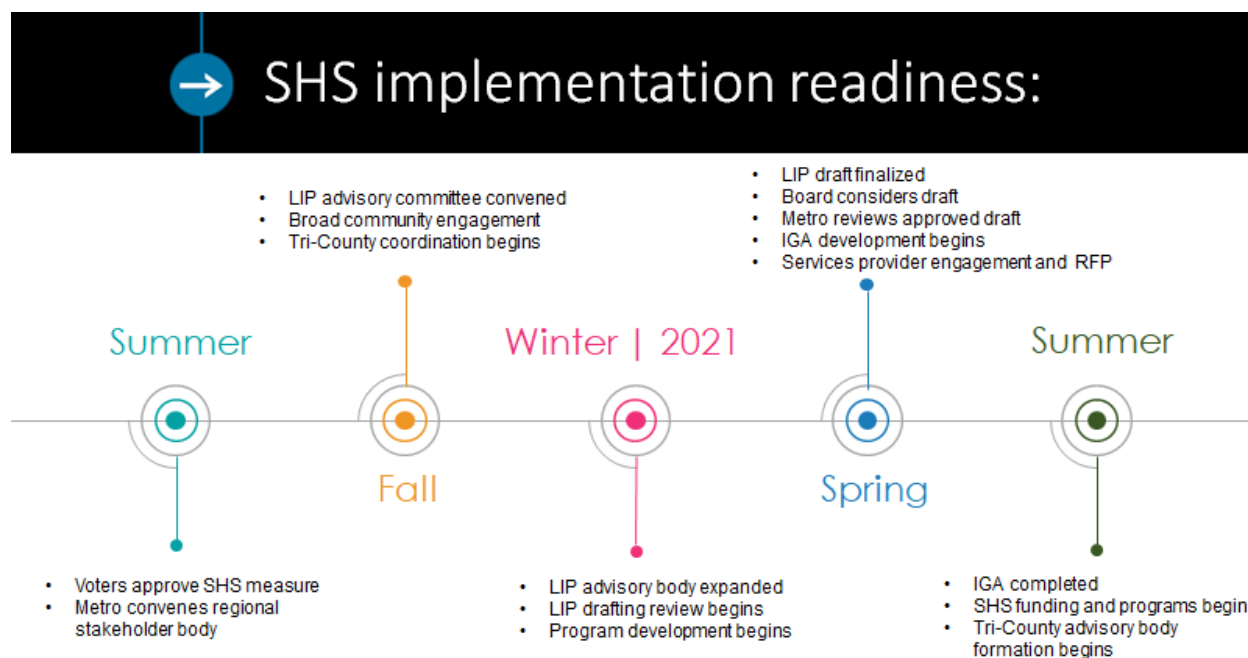


Plan Advisory Committee. The 12th in a series of reports (July 1, 2019 through June 30, 2020) charting progress and challenges to prevent and end homelessness, the report highlights the planned actions in response to COVID-19 and the efforts underway to develop a Local Implementation Plan (LIP) for implementation of the new Supportive Housing Services funds beginning July 1, 2021.



V. STAFF REPORTS
G. Report on Homelessness
2. Supportive Housing Services (SHS) Program
February 2021

Implementation readiness for the new [Supportive Housing Services](#) program continues with many areas of work. Here is a review of the overall timeline, with specific areas of work described in further detail below:



Local Implementation Plan (LIP) development: The LIP is a programmatic framework that will guide implementation with overarching values, program commitments, and high-level outcome goals. The LIP has been under development with a community advisory body for more than six months and has included extensive community engagement and data analysis to understand the unmet need and nature of racial disparities in Washington County. From this engagement and analysis, and under the guidance of the advisory body and Board of County Commissioners’ direction, staff have completed a draft LIP which includes strategies to advance racial equity, geographic equity, regional coordination, as well as planned investments targeted to achieve specific outcome goals for the program’s priority populations. [The draft LIP](#) has been posted for public comment through March 24th. Feedback on the draft will be compiled to refine the final draft. The final LIP draft will be presented to the Board of County Commissioners for their approval on April 6th, and then presented to the Metro regional oversight committee for a recommendation on April 26th. This body of work will inform implementation and be reconsidered annually for updates, as needed, through further program evaluation and community advisory body review.



At a high level, the SHS program goals for year 1 include:

- 500 supportive housing placements
- 500 additional households achieve housing stability
- 100 year-round shelter beds added to current capacity
- Capacity building underway for a culturally specific network
- Measurable goals that demonstrate advancing racial equity

Service provider contract partnering: Staff are preparing to release a procurement process for potential service provider partners who are interested in contracting with the Department of Housing Services to provide services funded through the SHS program. This procurement process will begin with a Request for Qualifications (RFQ) to qualify all interested service providers who will then be considered for more specific contracting opportunities by service type. The RFQ is anticipated to be released in April and open for a full month. In advance of the RFQ release, staff will engage service providers to learn more about their interests and needs as service providers. These service provider engagement events are scheduled for Wednesday March 24th and Friday 26th. [More information can be found here.](#)

Tri-county program coordination: Staff continue to work with Multnomah and Clackamas County supportive housing service programs to coordinate for program implementation that can be enhanced through Tri-county partnership, planning and program design. Currently, these coordination efforts are focused on data management and program access; a regional long-term rent assistance program; coordinated investments in culturally specific provider capacity building; and, culturally responsive services training for the entire system of care.



VI. OLD BUSINESS

Homeless vs Houselessness Discussion: Sheila Greenlaw-Fink (10 minutes)
Union Gospel Mission Women's Shelter: Melinda Bell (10 minutes)

VII. NEW BUSINESS

SHS Local Implementation Plan (LIP): Jes Larson (10 minutes)
HAC Member Feedback: Katherine Galian, HAC Chair and Komi Kalevor, Executive Director (5 minutes)

VIII. RESOLUTIONS/ACTION ITEMS

NA

IX. ADJOURNMENT