



MEETING MINUTES

HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY

September 29, 2023- 9:00 a.m.

Virtual Meeting Via Zoom

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Dave Bachman	Jacob Boyett
Melinda Bell	Andrew Crampton
Gena Briggs	Jes Larson
Ryan Cain	Liz Morris
Deena Castrejon	Will Seals
Bruce Dickinson	Melissa Sonsalla
Fernando Lira	
Hayley Purdy	
Narendar Sahgal	
Nina Stafford	
<u>ABSENT</u>	<u>GUESTS</u>
Carine Arendes	Jacquilyn Saito-Moore
John Epstein	Kristin Burke
Eric Schmidt	<u>HABOD MEMBERS PRESENT</u>
Nina Sparr	
Renee Brouse	

I. MEETING CALLED TO ORDER – 9:03 a.m. A quorum was present.

II. PUBLIC COMMENTS – ATTENDEES (INCLUDING ONLINE GUESTS)

None.

III. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES

Melinda Bell announced Project Homeless Connect will be holding a one-day event on October 20, 2023 in Tigard to provide services, food, clothing, and hygiene items.

IV. ACTION – APPROVAL OF MINUTES

The committee voted to approve the August 24, 2023 meeting minutes.

Motion: Ryan Cain

Second: Dave Bachman

Vote: All in favor



V. EXECUTIVE DIRECTOR’S REPORT

Presented by Jes Larson, Assistant Director – Homeless Services on behalf of Michael Buonocore
Jes announced Molly Rogers begins her new role as Executive Director of Housing on October 9, 2023. She noted the public housing waitlist has reopened after being closed for the past several years. Over 3,000 individuals have signed up on this waitlist in the first week. Once applicants have been reviewed for eligibility, a lottery will be conducted to place those individuals in rank order to fill the 900 available units. The Homeless Services Division has been working on two new shelter locations in Cornelius and Aloha. This will not only provide additional shelter capacity but increased accessibility in these locations. There is also the possibility to open a third temporary shelter in Hillsboro until their permanent shelter location is completed. She was pleased to announce, previous Executive Director, Komi Kalevor was presented with a lifetime achievement award at the annual Housing Oregon annual gala.

VII. RESOLUTIONS / ACTION ITEMS

None.

VII. ONGOING BUSINESS

A. CATT Presentation – Kristin Burke

The Center for Addictions, Triage and Treatment (CATT) will provide services that include sobering, withdrawal management (detox), residential treatment, transition support, assessment and triage, and co-located services. The accessibility of these services will assist with homelessness, reduce the influx of those in jails and emergency rooms, and provide resources for law enforcement. Community response has been positive about the location of these services. The CATT program is for adults with a focus on those who have had issues in accessing this type of care. The services are voluntary, and nobody will be turned away based on coverage or ability to pay. The idea of the CATT program began in 2019 with contributions from stakeholders and those with lived experience. In July 2021 a feasibility study was adopted by the Board of Commissioners, sites were selected, and Holst Architects was chosen for the project. In 2023 R&H Construction was selected to complete the construction and rehabilitation. The Beaverton location will contain intensive services that will include residentially based services. The Hillsboro location will provide community services that will include outpatient services. The estimated cost to complete renovations on both buildings is about 61 million with a projected completion of both buildings to be toward the end of 2025.

Intensive Services Building (Beaverton)

- Sobering (16 beds)
- Withdrawal Management (16 beds)
- Transitional Supports (6 beds)
- Residential Treatment (48 beds)
- Services provided by CODA

Community Services Building

- Solutions Group outpatient SUD
- Peer supports
- Health services
- Housing access/navigation (Hawthorne)
- Crisis services
- County Behavioral Health



Several partnerships have been leveraged in this endeavor including co-location of programming, shared service development with healthcare, recovery-oriented housing discussions, and shared staff with the HHS liaison.

For more information or questions, email CATT@washingtoncountyor.gov or visit wcor.us/recovery to receive the newsletter with updates on the project.

Deena Castrejon: How will male and female beds will be allocated in residential and withdrawal management? What are the housing plans once people discharge from treatment?

Residential services will have 26 male beds and 22 female beds and withdrawal management will have five women's beds and 11 men's beds. Kristin will meet with Dena offline to address the after care for patients leaving treatment.

Bruce Dickinson: What are the projected annual operating costs for the two new sites and how will they be funded?

Most services are funded through Medicaid billing. All the Medicaid coordinated care organizations in the area have provided capital funding and have committed to providing the costs of treatment. Both state indigent funding will be used for uninsured individuals as well as commercial insurance billing will be utilized. Annual billing projects are varied based on the operational plan for each program.

Narendar Sahgal: How will CATT address educating the community to reduce the need for these services?

This is not a focus of CATT, but they are partnering with the Public Health Department which focuses on prevention. Also, the behavioral health program has a prevention focus that includes a community educator which provided over 350 presentations in the last year to various entities.

Are CODA and Solutions Group confident they can meet the staffing needs of these programs?

Start up funds will be provided to allow both service providers to begin the hiring process six months prior to the facilities opening to be fully staffed. The programs will begin in stages at the onset of the opening to plan for staffing.

Hayley Purdy: Can we have more information about CATT's connection with homeless services regarding the transition of individuals after treatment to gauge the effectiveness of these programs?

CATT has partnered with the Department of Housing Services to create bisectinal pathways to best serve those seeking treatment and providing stable living with ongoing services after leaving treatment.

Will there be pharmacy space allotted in the intensive services building?

There is a space dedicated for a pharmacy and are working to secure a provider.

Gena Briggs: Will these facilities be available to other jurisdictions outside of Washington County? What plans are in place when capacity is reached? What structures will be in place to address the cleanliness of the facility and surrounding areas.



People will not be turned away due to the jurisdiction in which they live but those seeking services will most likely be from Washington County. There are plans in place for when capacity is reached in residential services and will be offering alternative services to assist those individuals. The community has expressed concerns about increased crime and cleanliness with these new facilities and partnerships with local police departments are helping in this effort.

Gena Briggs: Does withdrawal management include stimulants? Are there age restrictions on who can enter the facility especially individuals with young children?

Withdrawal management will not be drug specific but rather focus on the physiological needs exhibited. This includes two divisions of the sobering program to assist those who need a place to rest and those who need to move and be active due to the type of drugs they are using. The Community Services building has no age restriction but with the peer review center they will be working with service providers to find the best approach to this issue.

Andrew Crampton: Can we have more information on why the CMGC route was chosen for this project instead of having contractors bid on this project?

Due to the complexities of the building and remodeling of both sites, the CMGC route was chosen to bring the construction manager onto the project early resulting in the least number of delays to reduce costs.

VIII. NEW BUSINESS

A. Housing Executive Director Transition Update

Molly Rogers, the new Executive Director of Housing Services will begin on October 9. The interim Executive Director, Michael Buonocore, has accepted a new position as the interim for the Portland Housing Bureau. His original contract with Washington County was through November, however due to his new role his last day at the county will be October 13.

B. Washington County Annual Housing Forum Planning Update – Jes Larson

This year's Washington County Annual Housing Forum will take place on Friday, November 3 at the Westside Commons in Hillsboro at the Fair Complex. Hanif Fazal with the Center for Equity and Inclusion will be the keynote speaker. A second speaker is still in the works and will be announced to the HAC when confirmed. Elected officials within the county, HPAC, and CoC Board members have been invited.

IX. DEPARTMENT UPDATES

A. Public Housing Updates – Will Seals

Will Seals explained the county applied for Section 18 in December 2021. This program allows public housing agencies to request permission to demolish or dispose of public housing property. Nearly half of the public housing portfolio consists of single-family homes which are expensive to maintain and attend to the ongoing needs in a timely manner due to the geographic outlier of the properties. Tenants currently living in these properties will be provided individual consultation to assist in their move, relocation assistance, and provided moving costs. They are working toward making these homes affordable for home ownership to lower-moderate income households and giving them the first right of refusal on the sale of the homes. Approval from HUD is projected to be this winter with a timeline of



two years to complete the sales of all properties. The county has contracted with Bienestar to provide homebuyer counseling for the tenants interested in purchasing their homes. The net proceeds from the sale of these properties will be reinvested in affordable housing that is more sustainable as well as reinvesting in the remaining public housing portfolio to address capital needs.

Gena Briggs: Will the selling price offered to tenants be below market?

Residents will have the opportunity to purchase their homes at 10 percent below the listed value that was submitted to HUD on the Section 18 application in 2021. They are working on other ways to make the homes as affordable as possible to tenants. The goal is for the remaining homes not sold to tenants to remain affordable housing.

Nina Stafford: How many homes are estimated to be purchased by group sales? Are there plans to demolish any of the homes to build multi-family housing?

There is no estimate, however they will be working with community housing partners to assess their needs to move forward with the group sales of some of these homes. The Section 18 application submitted to HUD is for the sale of the homes and not demolition and rebuild.

Narendar Sagal: How will the four options for reallocating funds be prioritized?

Once the proceeds are received, an assessment will be made to see how those funds would best be utilized with projects already in the pipeline. Affordable housing lands would also be considered for development of affordable housing.

Melinda Bell: Are any tenants part of the home ownership program?

No tenants participate in the home ownership program.

Dave Bachman: Do all affected tenants qualify for the tenant protection voucher?

All tenants qualify for the tenant protection voucher. However, if the tenant secures new housing that doesn't require a subsidy the county will not be entering into a contract with the tenant.

Gena Briggs: Are there considerations to offer Ground leases to tenants?

Proud Ground offers these types of leases and tenants have been provided with this option.

Hayley Purdey: Will tenants receive priority on the current public housing waitlist that just reopened?

Tenants will receive a priority status on the waitlist.

Ryan Cain: If affordable housing partner organizations purchase some of these homes, is it possible some households will be able to remain in their homes?

There have been conversations with these community organizations to address this making this a possibility.

What are the projected net proceeds of the sale of these homes to be redistributed to additional affordable housing?



There is no set projection. However, once the sale proceeds are received and used to leverage additional funding more affordable housing units will result in the sale of these homes.

Nina Stafford: Are any of these homes in an uninhabitable state where they will need to move out for a period?

All the homes that are slated to be sold are in habitable condition.

Bruck Dickinson: Are all these homes owned outright by Washington County?

Yes, they are all owned by Washington County with no loan or liens against them.

Hayley Purdy: A cursory search of zoning of the properties would be a good idea to identify if they would be better utilized for multi-family units to increase density rather than being sold.

The county does not have a development department that could utilize this option; however, they will be working with community housing agencies who are interested in purchasing these homes to look at the viability of that option.

B. Written Department Updates

Written department updates are available in the packet. Any questions or comments can be directed to Jacob Boyett at Jacob_boyett@washingtoncountyor.gov

X. MEMBER COMMUNITY UPDATE

Hayley Purdy shared at the Housing Oregon conference a presentation was given by a non-profit outlining how they have incorporated sustainability in affordable housing using creative financing. This has resulted in zero cost utility bills for residents. She will obtain a copy of the presentation and forward it to the HAC Committee.

Ryan Cain added that HUD, EPA, and DOT have partnered to offer federal resources for sustainability in rural communities.

XI. ADJOURNMENT

Motion: Hayley Purdy

Second: Gena Briggs

Vote: All in favor

Meeting adjourned at 10:50 a.m.

Michael Buonocore
Secretary/Interim Executive Director