

Homeless Plan Advisory Committee

Thursday, April 20, 2017

2:30 pm

Washington County Services Center East – Room 195

3700 SW Murray Boulevard

Beaverton, OR



WASHINGTON COUNTY
OREGON



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Future Meeting Schedule:

2017 HPAC Meeting Schedule 2:30 to 4:30 p.m.
April 20, 2017
July 20, 2017
October 19, 2017



HOMELESS PLAN ADVISORY COMMITTEE

Thursday, April 20, 2017, at 2:30pm

Washington County Services Center East – Room 195
3700 SW Murray Boulevard
Beaverton, Oregon

Chairperson: Dick Schouten
Chairperson Elect: Vera Stoullil
Secretary: Adolph "Val" Valfre, Jr.

AGENDA

- I. **INTRODUCTIONS – 2:30 P.M.**
- II. **ACTION - APPROVE AGENDA – 2:35 P.M.**
- III. **ACTION - APPROVAL OF MINUTES – 2:40 P.M.**
 - A. November 17, 2016 Meeting Minutes..... Action
- IV. **COMMUNICATIONS AND PUBLIC COMMENT – 2:45 P.M.**
- V. **NEW BUSINESS – 2:50 P.M.**
 - A. 2017 Point-In-Time Homeless Census
 - Annette Evans, Homeless Program Coordinator
 - B. Federal, State and Local Legislation and Funding Activities
 - Renee Bruce, Executive Director, Community Action Organization
 - Jennie Proctor, Program Manager, Office of Community Development
 - Adolph "Val" Valfre, Jr., Executive Director, Housing Authority
 - Glenn Montgomery, Executive Director, Vision Action Network
 - C. Worksession: Recommend and promote effective interagency collaboration and system integration
 - Policy, regulatory and resource distribution; e.g. Food Stamp benefit only \$16 a month for homeless individuals.
 - Public Education; e.g. Housing as a platform for people with disabilities and re-entry from institutions.
 - Other.
- VI. **UNFINISHED BUSINESS – 4:15 P.M.**
- VII. **REPORT OF THE COMMITTEES – 4:20 P.M.**
 - A. Housing and Supportive Services Network (HSSN) – Annette Evans
- VIII. **ANNOUNCEMENTS – 4:25 P.M.**
- IX. **ADJOURNMENT – 4:30 P.M.**



MINUTES

HOMELESS PLAN ADVISORY COMMITTEE OF WASHINGTON COUNTY

November 17, 2016

Washington County Services Center East – Room 195
3700 SW Murray Boulevard, Beaverton, Oregon

A. COMMITTEE MEMBERS

PRESENT

Renée Bruce	Kristin Griffey
Janice L. Burger	Marland Henderson
Russ Dondero	Carol C. Herron
Rachael Duke	Barbara Nelson
Samira Godil	Dick Schouten

C. STAFF PRESENT

Annette Evans
Veronica Clevidence

B. COMMITTEE MEMBERS

ABSENT

Steven Berger	Robin Shultz
Pat Garrett	Vera Stoullil
Lai-Lani Ovalles	Val Valfre

D. GUESTS PRESENT

Shawn Fischer, Washington County Sheriff Office
Dennis Erickson, WC Community Corrections
Anna Kozubenko, Oregon Dept. of Human Svcs.
Alan Trunnell, City of Beaverton
Tami Cockeram, City of Hillsboro
Omar Martinez, City of Hillsboro
Sheri Wantland
Shawna Sykes, Oregon Employment Department
Emily Starbuck, Oregon Employment Department

Note: Shawn Fischer represented the Washington County Sheriff's Office, Dennis Erickson represented Washington County Community Corrections, and Anna Kozubenko represented Oregon Department of Human Services.

Chair Dick Schouten called the meeting to order at 2:30 p.m.

I. INTRODUCTIONS – A quorum is present.

II. ACTION – APPROVAL OF AGENDA

Motion: Approve agenda as submitted for this meeting.

Action: Renée Bruce

Second: Janice Burger

Vote: Approved unanimously

III. ACTION – APPROVAL OF MINUTES

Motion: Approve minutes of the July 21, 2016 meeting after rewording the last paragraph on page 7.

Action: Renée Bruce

Second: Rachael Duke

Vote: Approved unanimously



IV. COMMUNICATIONS AND PUBLIC COMMENT

No public comment.

V. NEW BUSINESS

**A. Lower Income Employment and Housing Implications – Ms. Emily Starbuck,
Oregon Employment Department**

The Employment Department looks at wages only, rather than total income, and data pertain to workers, not others in need of housing; the occupational data combines Multnomah and Washington Counties. Annual average wages in the Portland Metro Area have increased 6% since 2012, adjusted for inflation. During the same time frame, fair market rents have increased 32%. HUD has determined that households paying more than 30% of their monthly income on housing are rent-burdened, which currently includes households making less than \$37,908 per year.

The unemployment rate in Washington County is generally lower than for the rest of the Metro Area, but the population has been growing a bit faster. One-third of the new jobs supporting this growth are low-wage per HUD definitions, though there was a decrease of almost 7,000 low-wage jobs since 2014. Emily will check whether there were higher-wage jobs to offset the decrease of low-wage jobs.

The industry providing the most low-wage jobs is leisure and hospitality, with an average annual salary of \$18,977. This number does contain part-time jobs, however, and doesn't take into consideration unreported wages (gratuities, for example). Other industries with a high number of low-wage jobs are retail, education services, and natural resources and mining; some higher-average industries have pockets of lower wage earners, such as health care and professional and business services. Lower-wage industries are projected to grow 30% in Multnomah and Washington Counties between 2014 and 2024, with 58% of the jobs expected to be low and very low-wage.

According to 2014 U.S. Census data, lower-wage workers are disproportionately female and are twice as likely to be Hispanic. Workers under 29 and those who are less educated also make up a large portion of these workers. Jobs paying less than \$15,000 per year are mainly located in pockets within Hillsboro, Beaverton, Tigard, and Aloha, with smaller pockets in Tualatin/Durham and Forest Grove. Jobs paying between \$15,000 and \$40,000 per year are in bigger pockets concentrated in Beaverton, Tigard, Tualatin/Durham, West-Slope/Sylvan and Aloha. Many of these are retail jobs on major thoroughfares. These pockets are not necessarily where the people with low-wage jobs live. While workers employed in low-wage jobs are residing in Hillsboro, Beaverton, Aloha and Tigard, most of the pockets are in different locations than the jobs, and there are large concentrations in Sherwood and the Bethany area, as well as southwest Aloha. The distance



between where low-wage workers live and where they work can cause transportation costs to be a determining factor as to whether people are able to sustain housing.

Beaverton's urban strategy is working in adding more opportunities, but the opportunities are mostly in food and retail. Tigard's Economic Development Director is working to bring in mixed-use development, which would contribute to workforce development. There are also some high-tech job incubators, which train workers on-the-job to increase their marketable skills.

A large amount of data used to be available on the Equity Atlas; Rachael Duke will work with Annette Evans to obtain that data.

The Board of County Commissioners will be offered this presentation.

B. Boards and Commissions Posting for HPAC (Renewal and Vacancy) – Ms. Annette Evans, Washington County Housing Services

Positions for representatives from six areas were publicly announced. Some current representatives have expressed interest in continuing on the HPAC, but there is still a need for representatives from the Business Community and from Mayor or City Councilor. Contacts from the cities of Hillsboro and Forest Grove communicated potential interest depending upon election results, and Tigard has some new initiatives that might suggest someone there would be interested as well. Annette will follow-up.

C. Review and recommend 2016 Homeless Assessment Report: Year 8 Outcomes and Challenges – Ms. Annette Evans

Annette provided a draft copy of the 2016 Homeless Assessment Report, and shared that some of the data provided by jurisdictions has not yet been made public, so the report cannot be publicly shared until the jurisdiction data is published.

Some of the concerns and comments regarding the presentation were:

- Russ Dondero commented on the increasing number of Black or African Americans living in poverty and in the homeless shelters and housing programs. He asked if gentrification and migration from the Portland metro area could be the cause.
- Kristin Griffey said that in the past, when renters received an eviction notice for non-payment of rent, they have usually been able to stay if they appear in court with money to pay overdue rent and other fees. Recently, many landlords have refused to allow this, leading to more evictions.



- Russ Dondero expressed hope that the new presidential administration will continue to work toward ending veteran and other homelessness.
- Rachael Duke pointed out that the number of people reporting domestic violence recently doesn't capture those still experiencing the effects of past episodes. The Family Justice Center was created to address the needs of survivors.
- Kristin Griffey stated many people have chronic illness such as Hepatitis C. These are tracked in HMIS as Chronic Health Condition, but are not pulled as a specific HUD subpopulation. Rachael Duke added there are more people with Hepatitis C than with AIDS.
- Annette Evans said the Housing Navigator position was crucial to housing many vulnerable people. Kristin reassured the group that although the project is no longer funded, Luke-Dorf is committed to continued support for those that were served during the life of the project.
- Commissioner Schouten said the Cornelius Place Development has been approved. The complex intends to provide a library, senior housing, and other public accommodations.

Motion: Approve 2016 Housing Assessment Report as presented, with minor edits, to the Board of County Commissioners on December 13, 2016.

Action: Russ Dondero

Second: Marland Henderson

Vote: Approved unanimously

Marland asked if Annette could present the Housing Assessment Report to the Tigard City Counsel; she agreed.

VI. UNFINISHED BUSINESS

A. None

VII. REPORTS OF THE COMMITTEES

A. Housing and Supportive Services Network (HSSN) – Ms. Annette Evans

Washington County Thrives is moving forward with their three strategies of affordable housing, workforce development and early education opportunities. Co-chair Renée Bruce shared that there has been a lot of support for these strategies, but until there is enough affordable housing, homelessness will continue to increase. Thrives is focusing on how to address this problem. The homeless system is assisting half of those coming through; the key will be preventing the other half from entering the system by providing better jobs, more affordable housing, or other options.

Commissioner Schouten said there was a lot of feedback politically showing the public still feels that big companies are not paying their fair share. It would be good to look at legislative options leaning toward this avenue.



Russ Dondero noted that Pamplin newspapers published an editorial showing several legislative options geared toward resolving this issue.

VIII. ANNOUNCEMENTS

Commissioner Schouten announced the Southwest Corridor Light Rail ballot measure is close, but might pass. Commissioner Schouten added that the county is looking at surplus land on 185th and Baseline for potential housing, similar to the county donation of the land at Cornell and Murray.

Rachael Duke announced Communities for Affordable Housing (CPAH) submitted an application for HOME funds for the Murray and Cornell project, with 12 units earmarked for families leaving homelessness, with services offered to link families to resources in the community. In January 2017, CPAH will apply for low-income tax credits for the project. CPAH signed an agreement with Luke-Dorf to set aside 12 units for people with mental illness at The Tigard Triangle. The City of Tigard worked closely with CPAH to address zoning issues with the property, and staff created an omnibus amendment which was approved by the city board after some changes from the city council. This made it possible for CPAH to apply for Local Innovation and Fast Track (LIFT) Housing Program funds. Also, CPAH recently received funding for a new Services Coordinator position, which will be focused on housing stabilization and eviction prevention. The position will be paired with a Meyer grant at Greenburg Oaks focusing on resident leadership.

Russ Dondero announced Forest Grove has formed a committee on affordable housing.

VIII. ADJOURNMENT

The meeting adjourned at 4:28 p.m.

Respectfully submitted,

Adolph "Val" Valfre, Jr.
Secretary



IV. COMMUNICATIONS AND PUBLIC COMMENT – 2:45 P.M.

V. NEW BUSINESS – 2:50 P.M.

A. 2017 Point-In-Time Homeless Census

- Annette Evans, Homeless Program Coordinator

B. Federal, State and Local Legislation and Funding Activities

- Renee Bruce, Executive Director, Community Action Organization
- Jennie Proctor, Program Manager, Office of Community Development
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- Other.

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- A. None

VII. REPORT OF THE COMMITTEES – 4:20 P.M.

- A. Housing and Supportive Services Network (HSSN) – Annette Evans

SEVERE WEATHER SHELTER (SWS) RESPONSE PLAN

The network of eight (8) Severe Weather Shelter (SWS) sites has proven to be a life-saver this past five months as inclement weather included snow and single-digit freezing temperatures. Homeless individuals living in camp sites and vehicles experienced frost-bite and other weather-related health challenges, while the shelters ran at capacity (203 beds) that resulted in a few turned-away homeless persons when shelters were full with no overflow beds available.

The shelters began operation in November 2016, and provided 7,970 bed stays to homeless persons, hot meals and other basic needs through the commitment of 20,998 volunteer hours. The \$477,407 value¹ in volunteer hours reflects the commitment to providing basic needs to our most vulnerable populations.

“CLOVER COURT” PERMANENT SUPPORTIVE HOUSING PROJECT

Clover Court is a proposed new construction 6-unit housing project targeted to re-house chronic homeless adults experiencing severe mental illness. The project is sponsored by Luke-Dorf, Inc. in partnership with Washington County

¹ Oregon Volunteer Rate at \$22.75 per Hour, published by IndependentSector.Org (2015)



Department of Housing Services. On May 2, 2016, the U.S. Department of Housing and Urban Development (HUD) conditionally awarded \$413,058 for construction and ongoing support services, operations and administration of the Clover Court project.

Washington County is currently assessing the project site to determine if the property meets federal, state and local environmental standards. This process includes, but is not limited to, assessment of the soils suitability, contamination, historic preservation, noise control, aquifers, and endangered species. The County prepared an email group to facilitate updates and communication with interest community members, as well as a webpage to host documents and responses to FAQ (Frequently Asked Questions) that is available online at <http://www.co.washington.or.us/Housing/proposed-clover-court-development.cfm>

EVICITION COURT CASES ON THE RISE

The rising rents and other socioeconomic factors are reflected in the rising trends in eviction cases filed with the court. Washington County and Community Action Organization are working to prevent eviction for severely rent burdened households through emergency rent assistance and housing specialist assistance.

An example of this work is the new \$150,000 prevention assistance funded in the FY2017 County General Fund budget that targets emergency rent subsidy for 50 low-income households paying more than 50% of their monthly income to rent costs. In this first year of implementation, the funds are nearly expensed with outcomes in serving 61 households who were prevented from eviction.

Evictions By Month	2017	2016	2015	2014	2013	2012	2011	2010	2009
January	286	278	284	281	249	290	291	341	499
February	263	226	155	199	214	254	234	280	355
March	206	201	178	185	195	231	291	263	299
<i>Source: Washington County Civil Court Department</i>									



FEDERAL MCKINNEY-VENTO HOMELESS PROGRAM

Washington County is processing contracts for \$3,367,261 in grant awards from the U.S. Department of Housing and Urban Development (HUD) in response to the Federal FY2016 CoC Program Homeless Assistance grant application submitted September 12, 2016.

The Obama Administration President’s FY2017 budget requests nearly \$6 billion in targeted homelessness assistance across federal agencies, with \$2.664 billion or an 11% increase over the FY2016 Homeless Assistance Programs. This budget remains under a Continuing Resolution through April 28, 2017.

On March 13, the Trump Administration released a “skinny budget” version of the President’s FY2018 budget, with a complete budget to be released at a later date.

Federal Homeless Program Funds	FY2011	FY2012	FY2013	FY2014 ²	FY2015 ³	FY2016 ⁴	President Budget FY2017 ⁵
	\$1.901 billion	\$1.901 billion	\$1.929 billion	\$2.105 billion	\$2.135 billion	\$2.250 billion	\$2.664 billion
CoC Program Competitive Grant Funding	\$1.6 billion	\$1.6 billion	\$1.7 billion	\$1.8 billion	\$1.9 billion	\$1.918 billion	\$2.394 billion
County Grant Award – CoC Program	\$2.1 million	\$2.3 million	\$2.6 million	\$2.7 million	\$3.4 million	\$3.4 million	NOFA not released – Continuing Resolution
Emergency Shelter & Solutions Grant (ESG) Formula Funding	\$225 million	\$250 million	\$215 million	\$250 million	\$250 million	\$250 million	\$270 million
County ESG Entitlement Formula Funds	\$137,797	\$157,499	\$134,781	\$152,317	\$165,058	\$164,525 ⁶	Continuing Resolution

COMMUNITY OUTREACH TO ADDRESS HOMELESSNESS

The Forest Grove City Council adopted a priority objective for Fiscal Year 2016/2017 to prepare an affordable housing strategy plan that will address the housing needs of current and future residents. On November 14, 2016, the Council established a temporary Affordable Housing Advisory Committee to carry out this work.

On March 20, Val Valfre and Annette Evans presented to the Forest Grove City Council data facts on homelessness in the Forest Grove/Cornelius area, the system integration work to ensure equal access for all person and create cost

² FY2014 Omnibus Appropriations; January 17, 2014.

³ FY2015 Omnibus Appropriations, December 16, 2015

⁴ FY2016 Omnibus Appropriations, December 18, 2016

⁵ FY2017 President’s Budget, February 9, 2016; A Continuing Resolution (CR) approved December 9, 2016, through April 28, 2017

⁶ FY2016 Emergency Solution Grant reduced; ESG formula is based on percentage of CDBG funds that decreased



efficiencies in the homeless response system, and reported on outcomes in preventing and ending homelessness. The county's 10-Year Plan to End Homelessness uses the Housing First, and noted access to affordable housing is a critical need to achieve success in preventing and ending homelessness.

2017 POINT-IN-TIME (PIT) HOMELESS CENSUS

Collecting comprehensive, non-duplicated data on the number, characteristics and service needs of people experiencing homelessness is a federal requirement under the McKinney-Vento Title IV Homeless Assistance Program. The 2017 homeless census was conducted January 22 to January 28, 2017 under the leadership of Community Action, and supported by Luke-Dorf, Inc., HomePlate, and the U.S. Veterans Affairs. Community volunteers include staff from the City of Beaverton, local faith communities, formerly homeless, and citizens at-large.

The following historical PIT homeless census data reflects on average less than half (49%) of the homeless population when compared to the *Community Connect* single-point entry system data.

January 2017 = 544 people
January 2016 = 571 people
January 2015 = 591 people
January 2014 = 537 people
January 2013 = 432 people
January 2012 = 751 people
January 2011 = 752 people
January 2010 = 950 people
January 2009 = 748 people

Details on the PIT can be found online at
<http://www.co.washington.or.us/Housing/EndHomelessness/homeless-data-and-point-in-time-activities.cfm>

X. ANNOUNCEMENTS

XI. ADJOURNMENT