Homeless Plan Advisory Committee

Thursday, July 18, 2019
2:30 p.m.
Washington County Service Center East – Room 195
3700 SW Murray Boulevard
Beaverton, OR





TABLE OF CONTENTS

I.	INTRODUCTIONS	Page 3
II.	APPROVE AGENDA	Page 3
II.	APPROVAL OF MINUTES	Page 4
V.	COMMUNICATIONS AND PUBLIC COMMENT	Page 14
٧.	NEW BUSINESS	Page 14
/i.	UNFINISHED BUSINESS	Page 14
Ή.	REPORT OF THE COMMITTEES	Page 14
II.	ANNOUNCEMENTS	Page 15
Χ.	ADJOURNMENT	Page 15

Future Meeting Schedule:

2019 HPAC Meeting Schedule 2:30 to 4:30 p.m. October 17



HOMELESS PLAN ADVISORY COMMITTEE

Thursday, July 18, 2019 2:30 p.m.

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

Chairperson:

Vera Stoulil, Boys & Girls Aid

Chairperson Elect: Rachael Duke, Community Partners for Affordable Housing

Secretary:

Komi Kalevor, Housing Authority of Washington County

Officer terms end January 1, 2020

AGENDA

- I. **INTRODUCTIONS – 2:30 P.M.**
- 11. ACTION - APPROVE AGENDA - 2:35 P.M.
- III. ACTION - APPROVAL OF MINUTES - 2:40 P.M.

- IV. COMMUNICATIONS AND PUBLIC COMMENT - 2:45 P.M.
- V.. NEW BUSINESS - 2:50 P.M.
 - A. Washington County Metro Bond Local Implementation Strategy (LIS) -Komi Kalevor, Executive Director, Housing Authority of Washington County (10 minutes)
 - B. 2019 Issues of Poverty Renee Bruce, Executive Director, and Katherine Galian, Director of Family and Community Resources, Community Action (25 minutes)
 - C. Here Together Jessica Chanay, Executive Director, and Mitch Hornecker, Vice-Chair, Here Together (25 minutes)
- VI. **UNFINISHED BUSINESS - 3:50 P.M.**
 - A. Lack of Affordable Housing and Impact to Employers
 - a. Open discussion.
- REPORT OF THE COMMITTEES 4:15 P.M. VII.
 - 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 April 18, 2019

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

A. COMMITTEE MEMBERS PRESENT

Brenda Christoffer Carol C. Herron

Dick Schouten Jeff Hindley

Kara Radecki

Komi Kalevor Phillip Williams Rachael Duke Renée Bruce

Roberto Franco

Shawn Fischer Steven Berger

Talia Buchsbaum

Vera Stoulil

B. COMMITTEE MEMBERS ABSENT

Elena Uhing

Mardi Sue Surratt Samira Godil Talia Buchsbaum

C. STAFF PRESENT

Annette Evans Vara Fellger

D. GUESTS PRESENT

Erika Silver Jennie Proctor Nui Bezaire Ryan Diebert

Chairperson Vera Stoulil called the meeting to order at 2:38 p.m.

I. **INTRODUCTIONS** – A quorum is present.

Chair Stoulil welcomed new HPAC member, Roberto Franco (Philanthropy)

II. **ACTION – APPROVAL OF AGENDA**

Motion:

Approve agenda, with change in agenda order.

Action: Second: Rachael Duke

Dick Schouten

Vote:

Approved, unanimously

III. **ACTION – APPROVAL OF MINUTES**

Motion:

Approve minutes of the January 17, 2019 meeting with correction to

the spelling of Rachael Duke's name.

Action:

Carol Herron Second: Dick Schouten

Vote:

Approved, unanimously.

IV. COMMUNICATIONS AND PUBLIC COMMENT

Renee Bruce shared an attendee of the Community Action Organization Board meeting last night reported Washington County's community engagement presentation at a recent Head Start Policy Council meeting was very well received. Meeting participants felt heard and many, who



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- normally do not speak up, participated in the discussion sharing the difficulties they experienced in accessing housing.
- Commissioner Schouten shared the State of Washington County event
 was held on April 17 at Conestoga Recreation and Aquatic Center in
 Beaverton. Unlike past events it was held in a more public venue where
 County Commissioners spoke as well as elected officials including the
 Circuit Court Presiding Judge, Justice Court Judge, District Attorney,
 Sheriff and County Auditor. His presentation focused on the need to
 significantly increase General Fund dollars for housing.

V. UNFINISHED BUSINESS

A. Lack of Affordable Housing and the Impact to Employers – Brenda Christoffer In an effort to increase business engagement in the affordable housing conversation, Brenda Christoffer presented on two opportunities made available through her involvement in BESThq, an entrepreneurial incubator organization providing support and services to their 200-300 business members. The Business Expo West event was held at BESThq headquarters in Beaverton on April 4 and had attendance of over 100 local businesses (contractors, developers, service providers) and 500 individuals. BESThq also offered to host a 1-1/2 hour informational session on Building Community for Affordable Housing on April 25. Speakers at the event will include Annette Evans, Mandi Ludlam of Community Housing Fund, Rachael Duke of Community Partners for Affordable Housing (CPAH), and Cadence Petros of the City of Beaverton.

VI. NEW BUSINESS

A. Metro Affordable Housing Bond Implementation Plan – Komi Kalevor, Komi Kalevor reported the eight implementing partners were currently working on the Local Implementation Strategy (LIS) which they are scheduled to present to the Washington County Board of County Commissioners on Tuesday, April 23. There were several policy issues imbedded in the draft of the plan that would need to be addressed. Upon presentation, the draft plan will be available for public comment on Washington County's website https://www.co.washington.or.us/Housing/regional-affordable-housing-bond.cfm until May 28 and will include an email address to submit input on the plan. A public hearing is scheduled at the Board of County Commissioner's meeting on May 7 and then final approval at the June 25 meeting.

Jeff Hindley inquired whether Washington County had finalized the number of units they planned to build.

Washington County was slated to receive \$188 million to build a total of 1315 units. The City of Hillsboro's portion was approximately \$40.6 million, City of Beaverton's portion approximately \$31.1 million, and the balance of approximately \$116 million to Washington County to build 814 units. He



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acknowledged the funding was about half of what they would need to build the targeted number of units and will have to find ways to leverage the dollars.

B. <u>Tri-County Equitable Permanent Supportive Housing (PSH) Regional Expansion Plan (Regional Plan)</u> – Annette Evans, Washington County Housing Services

Annette Evans reported the Regional Plan was presented to the Board of County Commissioners (Board) on April 9, the discussion from which resulted in support for the Metro Bond's LIS to leverage Metro capital funds to develop PSH units and further, should engage with sister counties to look at greater system regional alignment of PSH. She specifically recognized Commissioner Schouten for his comments, vision and leadership throughout the discussion. The Regional Plan leverages and aligns with *A Road Home: Community Plan to Prevent and End Homelessness*, Washington County's homeless plan through 2025. It also furthers the work across the region to address homelessness through systemic alignment and a greater understanding of how each jurisdiction operates.

Erika Silver, Human Services Manager at Clackamas Health Services, Ryan Diebert, Manager of Planning, Policy and Performance and Nui Bezaire of the Joint Office of Homeless Services, Portland/Multnomah County, provided a panel discussion on the efforts around regional expansion of PSH for chronically homeless within their respective counties.

Erika Silver shared Clackamas County was scheduled to present the Regional Plan to their Board of County Commissioners in three weeks but noted there was already interest with one commissioner being part of the local delegation that went to Los Angeles to study their PSH model and some of the commissioners being present at the Regional Plan's presentation to the Metro Policy Advisory Council on March 13. Clackamas County currently had 319 PSH units with a mix of county and non-profit provided services and recognized that was not enough. She admitted being shocked at learning the number needed to support the chronically homeless in her region, but she felt confident at the quantity they arrived at in the Regional Plan. The Clackamas County Housing Authority (CCHA) was currently going through expansion planning and liquidation of County-owned land in order to build more units. They recognized the importance of having support service dollars in place whether units were owned by the CCHA or a private landlord. At the beginning of the current fiscal year, their Board passed a \$1.2 million Affordable Housing and Services Fund (through County General Fund) which will renew annually and provide some of the supportive services for Metro Bond units, but are also looking for "new" sources of funds such as Medicaid dollars to pay for supportive services, while continuing to use existing sources to pay all or more of rent to provide more PSH units overall. With regard to housing equity, it has been shown HUD's definition of chronic homelessness

2

WASHINGTON COUNTY

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creates a disparity for communities of color. Since they were seeking other funding and didn't want to be bound by that definition, it made sense to engage with leadership from communities of color as a region instead of each county doing it on their own.

Ryan Diebert shared the Regional Plan underscored the effectiveness of the PSH model and called attention to the scale needed in the region but emphasized the number of units identified per county was a floor, not a ceiling. It called for Multnomah County, needing a minimum of 2400 more PSH units, in addition to the currently operating 3000 units. Even before the Regional Plan was completed, Multnomah County had already identified and was on track to develop an additional 600 PSH units.

At the end of April, Portland Housing Bureau intends to release approximately \$70 million in bond resources, among them two buildings purchased by the City of Portland through the Portland Housing Bond (PHB) that will be available for 100% supportive housing development, to net an additional 200 supportive housing units. The work has come about largely from a priority in local planning for creating supportive housing units out of their PHB funds. They estimate a total of 1300 total units will be produced, 300 of which will be specifically dedicated for PSH. He admitted, at the time of making the commitment, they had no idea where the financing for supportive services would come from, but were making it real as they go. Some of the funding was coming through realigning of existing county funded or Community Action services and looking for resources that could be flexible enough to create the supportive services needed to address racial equity. The most promising option appeared to be with Coordinated Care Organizations (CCO), whose number was expected to increase by one or more, and who would make decisions on where to invest Medicaid resources across the three-county region. They realized they would be more effective in influencing how those Medicaid resources were invested if they approached the CCO as a region, to make sure they were investing in supportive housing. Supportive housing improved health outcomes and return on investment for Medicaid dollars.

Komi Kalevor asked how Clackamas County arrived at the \$1.2 million figure for the Affordable Housing and Services Fund.

Erika Silver clarified it was \$1.2 million annually and not all dedicated to PSH. In fact the first three years, including this year were already committed. As they get further into the development of Metro Bond units; however, it will help to fund some of the associated supportive services for those units.

Carol Herron expressed her appreciation for Multnomah County in providing the services and programs that many guests at the St. Anthony's Severe Weather Shelter took advantage of and participated in, even though they chose to reside in Washington County.



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Ryan Diebert explained part of the reason they wanted to take a regional approach was that they knew housing markets functioned under a regional level, as well as the services utilized by the service provider network.

Given that services were provided differently across each county, Rachael Duke inquired what they had learned throughout the process in that regard.

Ryan Diebert shared; the different approaches had presented both an opportunity to explore what was working best as the different housing opportunities emerge, and an opportunity to recognize the diversity of need for PSH residents. Multnomah County was pursuing multiple strategies to expand the service connection to the housing model. One of the more successful programs which they have piloted for more than 2 years was a mobile permanent supportive housing team that utilized local General Funds to be as flexible as possible. It was a multi-agency partnership led by JOIN and included specialty and mental health services, peer support services for mental health and addictions recovery, and culturally specific services to support African American, Latino and Native American communities. All were part of the multi-agency team and included providers connected to primary care centers. The team was comprised of eight full time employees (FTE) across seven agencies which functioned together to provide support services in a range of housing sites including scattered site units and PSH set-aside units in an affordable housing building. Even though they were using General Fund dollars, it wasn't much different from the Assertive Community Treatment (ACT) team model that Medicaid often funded. They explored all of the ACT-team activities that Medicaid would pay for and then looked for the holes in services that needed to be filled with more flexible dollars. Another program example was Native American Rehabilitation Association, a singleagency partnership serving the Native American community, who was also a Federally Qualified Health Center (FQHC) and behavioral healthcare provider, who had a partnership with Central City Concern (CCC) to provide supportive services in CCC-owned units.

Annette Evans wondered what the Memorandum of Understanding (MOU) or Intergovernmental Agreements (IGA) looked like for the set-aside units utilizing the mobile permanent supportive housing team.

Ryan Diebert explained, in an affordable housing development financed through the Portland Housing Bureau (PHB) there would generally be a regulatory agreement between PHB and the affordable housing provider stating their commitment to provide a certain number of PSH units within the building. The agreement would also include an "out" clause that released them from the commitment if the service dollars were not secured. He noted, it was difficult for affordable housing developers to agree to a regulatory agreement which bound them to provide PSH units within the City of Portland



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for possibly up to 90 years, when there was no guarantee the service dollars would be available from year to year. Separately, the MOU was an agreement between the affordable housing developer and service provider that spelled out who provided services and how, and in some instances, might also include the Joint Office as "funder." Nui Bezaire added, binding the Joint Office to a project where service dollars were not fully committed provided a commitment to the developer that services would be provided one way or another. Ryan Diebert offered to provide samples of either agreement to anyone interested.

Erika Silver added, many people initially needing intense supportive services found their need tapered off after awhile. At some point, they wouldn't need PSH, but instead needed a rent subsidy. She felt fortunate CCHA made preference vouchers available for those situations to transition people out of PSH units and to allow more people to be served. The CCHA were also considering using Low-Rent public housing units in a similar way. Programs within her county used Peer Support Specialists, and appeared to be very effective for those with mental health and addictions. Her county also recognized the need to build partnerships with those providing services for older adults as the population aged. The CCHA had contracted with her department to provide a half-time case manager for addiction prevention to mitigate homelessness by diverting residents evicted from CCHA units to PSH housing. The program was very successful and resulted in an expansion of the function. The CCHA was also contracting with Home Forward to provide resident services at CCHA sites, and Mental Health Association of Oregon for peer support services. Even though those units were not necessarily PSH, it added services for prevention to a population that was vulnerable.

Ryan Diebert noted, a report entitled, *Domicile Unknown*, produced in collaboration with the Multnomah County Medical Examiner's Office to quantify the number of people who died while experiencing homelessness in Multnomah County, concluded the rate was approximately one person per week per year. The report provided an opportunity to highlight the value of interventions like supportive housing, and that for some people it meant the difference between life and death. His office considered people passing away while in supportive housing as a positive outcome as they were able to maintain dignity by residing in their own home prior to passing away and the alternative was they would have died on the street and most likely, much earlier than they did.

He shared a successful eviction prevention program was when Bud Clark Commons (120+ PSH units) identified a high number of people being evicted due to hording or an inability to maintain the unit. Home Forward hired an amazingly compassionate Janitor who was able to gain trust from some severely disabled tenants, often with significant mental illness, such that they



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would allow him to periodically clean their unit. It was an extremely important role in eviction prevention and housing retention and highlighted that supportive services could come in a variety of ways. Other partnership programs included those with Multnomah County Community Corrections to provide supportive housing upon reentry for disabled individuals transitioning out of incarceration and back into the community. Also, a program that worked with law enforcement to identify individuals with significant supportive housing needs to provide PSH referrals. Law enforcement officers at the front line knew the individuals who were in frequent contact with the justice system who would benefit most from housing.

Annette Evans shared, she had worked with Undersheriff Fischer from the Washington County Sheriff's Office and Steven Berger from Washington County Community Corrections to propose a Re-Entry Navigator position with housing supports to be included in the county's budget; however, the homeless budget was frozen and the program couldn't be funded. She noted the position would clearly have benefited their mutual population.

Erika Silver noted Clackamas County just rolled out a Law Enforcement Assisted Diversion Team modelled after Portland and other cities.

Commissioner Schouten thanked the panel and inquired whether hording was a particular problem.

Erika Silver shared Clackamas County had an active Neighborhood Livability Project for the past three years, which was a team that targeted properties that had frequent interaction with law enforcement and overlapped with code violations and public health issues. It included representatives from Sheriff's Office, local jurisdictions, Code Enforcement, Behavioral Health, Social Services, and Veteran Services. The different properties would be reviewed to come up with a solution that was both effective but yet compassionate. Properties discussed included those with hording issues and properties where people allowed squatters and/or housing of broken down RVs.

Rachael Duke shared at CPAH they had older or sick individuals who struggled to keep their apartments clean. No county resources were available for housekeeping, even though it was the only service needed to prevent an eviction. She noted, having flexibility to provide tenancy support to keep people in their homes was not a big investment but could make a difference to housing communities.

Roberto Franco inquired whether the Regional Plan was designed to help effect change or was it merely a report compiled of what each county was doing separately. Also, had each county bought in to the global recommendations it offered?



Ryan Diebert shared the purpose of the regional effort was to build momentum around a shared vision (the scale needed across the region, approaches that work), and offer alternatives for implementation (total cost and potential funding sources). The commitment was still emerging across the region.

Roberto Franco inquired whether the global recommendations might be considered unrealistic and wondered what the "glue" was that would make the regional effort work.

The panel all agreed the recommendations were not unrealistic and acknowledged their implementation would require effort and a prioritization of where to invest. The first phase of the Regional Plan was to approach elected officials within each county to determine whether there was political will to support PSH. The next steps would be addressed when the steering committee reconvenes in two weeks.

Undersheriff Fischer inquired whether the recommendations in the Regional Plan included mechanisms for counties to work together.

Ryan Diebert shared, the recommendations included mechanisms that could be implemented, but were vague and not supported yet.

Komi Kalevor commented the regional approach might consider going outside of the "rental housing" box and to question whether rental housing was the answer for people who had health issues and unable to take care of themselves. A better option for them might be a congregate care facility or a licensed residential facility. At some point, he felt it might be more important to provide options that met the needs of the population rather than be limited to what lenders required or the HUD definition.

VII. REPORTS OF THE COMMITTEES

A. Housing and Supportive Services Network (HSSN)
In addition to a review of the report she previously provided, Annette Evans presented information on the 2019 Point-In-Time (PIT) Homeless Count and Housing Inventory Chart (HIC) data that was approved by the HSSN at the April meeting for reporting to HUD by April 30.

Undersheriff Fischer shared, the increase in drug use noted in the PIT corresponded with what law enforcement was seeing as well. He recommended board members view a documentary entitled, *Seattle is Dying*, which called attention to the number of chronic homeless in Seattle dealing with substance use disorder. https://komonews.com/news/local/komo-news-special-seattle-is-dying. The documentary referenced a medically assisted



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treatment program in Rhode Island, offered to inmates while incarcerated, that was seeing success. He noted the program required commitment not only on the part of participants to continue treatment for the rest of their lives, but also on the part of the community to provide support. https://www.npr.org/sections/health-shots/2018/11/19/668340844/rhode-island-prisons-push-to-get-inmates-the-best-treatment-for-opioid-addiction

Carol Herron confirmed shelter residents dealing with substance use disorder had an extremely difficult time in the mornings after the drugs had worn off.

Brenda Christoffer wondered what was driving the growth of the substance use disorder.

Undersheriff Fischer felt the drug problem was not unique to Seattle but growing everywhere. In his opinion, the opioid problem and the change in culture around drug use was driving some of it.

Steven Berger felt there were many issues driving substance use disorder including homelessness, minimum wage, opportunities for employment, lack of housing and barriers to housing. Undersheriff Fischer agreed, adding the solutions needed to be multi-faceted as well.

Rachael Duke noted an ECONorthwest report of homelessness in Portland which reinforced the need for upstream intervention. It looked at all of the issues driving homelessness and divided the population into two groups, those with substance use and mental health issues and those who were economically homeless. The report offered data and information on the interventions that would be most beneficial based on the group. https://econw.com/econw-in-the-news/2018/11/2/new-report-homelessness-in-the-portland-region

Kara Radecki noted the importance of programs for the dual-diagnosed population who, in her experience, had a high incidence of self-medication. She emphasized a need for more clinicians who would be willing to work with the population on the streets rather than requiring them to come to a clinic.

Update of County Camping Policy - Annette Evans

Annette Evans reported on a meeting with Undersheriff Shawn Fischer and Washington County Land Use & Transportation Operations and Maintenance Manager, Todd Watkins to review and update the county's camping ordinance previously adopted in 1996. On September 4, 2018, the 9th Circuit Court of Appeals affirmed the Martin vs. Boise ruling determining the state may not "criminalize conduct that is an unavoidable consequence of being homeless—namely sitting, lying, or sleeping on the streets" when there were no other alternatives available. In light of the ruling, it was determined a revision of the policy could not go forward without further direction and

2

WASHINGTON COUNTY OREGON

clarification from County Counsel. A meeting was scheduled with County Counsel on May 2.

Commissioner Schouten expressed interest in receiving County Counsel's analysis of the ruling and how it affected the camping policy.

VIII. ANNOUNCEMENTS

- Annette Evans announced the convening of a Housing and Health Subcommittee specifically to address the diverse permanent housing and mental health service needs as reflected by the PIT and HIC and invited all board members interested, to attend. The first meeting was scheduled for June 24; 10:00am-12:00pm at 111 NE Lincoln Street, Rm 258, Hillsboro.
- Kara Radecki announced HomePlate Youth Services was holding their annual Stand Up with HomePlate fundraising event on April 23 at PCC-Rock Creek.

IX. ADJOURNMENT

The meeting adjourned at 4:26 p.m.

Respectfully submitted,

Koni P. Kalero

Komi P. Kalevor

Secretary HPAC

Executive Director, Housing Authority of Washington County



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

V. NEW BUSINESS - 2:50 P.M.

- A. Washington County Metro Bond Local Implementation Strategy (LIS) Komi Kalevor, Executive Director, Housing Authority of Washington County
- B. 2019 Issues of Poverty Renee Bruce, Executive Director, and Katherine Galian, Director of Family and Community Resources, Community Action
- C. Here Together Jessica Chaney, Executive Director, and Mitch Hornecker, Vice-Chair, Here Together

VI. UNFINISHED BUSINESS - 3:50 P.M.

A. Lack of Affordable Housing and Impact to Employers a. Open discussion.

VII. REPORT OF THE COMMITTEES – 4:15 P.M.

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

PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES

- HSSN Housing and Health Subcommittee met on June 24 to receive information on housing and health care programs and resources. Guest speakers included Jeremiah Rigsby, Chief of Staff for CareOregon, Ava Mitchell, Washington County Health and Human Services, Josh Crites, Assistant Director, and Shannon Wilson, Housing Program Coordinator, Washington County Department of Housing Services. The subcommittee is a bringing together into one committee the HSSN Mental Health & Special Needs Community Consortium Workgroup and the HSSN Permanent Housing Subcommittee. Work will be focused on developing supportive housing through a multi-system approach to include housing, social services and health care in alignment with the goals and strategies outlined in A Road Home and the Tri-County Equitable Housing Strategy report. https://www.co.washington.or.us/Housing/EndHomelessness/upload/A-Road-Home Community-Plan-2025 Adopted-6-19-2018.pdf
- Tri-County Equitable Housing Strategy to Expand Supportive Housing for People Experiencing Chronic Homelessness implementation phase is being coordinated by Context For Action. A racial equity lens is integrated into the Workgroups focused in areas of Metro Bond Alignment, Medicaid/Service Funding and Regional Convening Body. https://www.csh.org/resources/tri-county-equitable-housing-strategy-to-expand-supportive-housing-for-people-experiencing-chronic-homelessness/
- Clover Court is a 6-unit new construction project under development. Site
 excavation, retaining wall, environmental dry well, and foundation of units are
 complete. Completion of construction and occupancy anticipated in
 September 2019. https://www.co.washington.or.us/housing/proposed-clover-court-development.cfm
- Meyer Memorial Trust Application submitted by Josh Crites requests \$250,000 to provide flexible dollars in support of housing stabilization services for homeless in permanent supportive housing programs.

2

WASHINGTON COUNTY OREGON

HOMELESS SYSTEM FUNDING AND REPORTING

- Federal Longitudinal Systems Analysis (LSA) is a new data system that replaces the Annual Homeless Assessment Report (AHAR) and is submitted to HUD annually. The new LSA provides HUD and local communities with information on how people experiencing homelessness use their system of care. The LSA was submitted in December 2018, but due to technical issues with the software and with a new rollout of the HUD "Stella Performance" tool that utilizes the LSA data to provide analytical abilities to make future improvements to the homeless system, local communities are required to resubmit the LSA by June 24.
- FY2019 CoC Program Application has not yet been released, but anticipated
 in the coming weeks. A Request For Proposal (RFP) will be released to seek
 new projects to address gaps in the continuum system for targeted
 populations. Notice will be published online at
 https://www.co.washington.or.us/Housing/EndHomelessness/homeless-programs-and-events.cfm

EDUCATION AND COMMUNITY ENGAGEMENT

- Here Together is a nonprofit organization working in collaboration with service providers, local government, businesses and the philanthropic community to significantly reduce homelessness in the tri-county region by promoting solutions that work. https://heretogetheroregon.org/
- VIII. ANNOUNCEMENTS 4:25 P.M.
- IX. ADJOURNMENT 4:30 P.M.

		9	
9			