



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



**Thursday, June 24, 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



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Next Meeting:

August 26, 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

June 24, 2021 at 9:00 A.M.

AGENDA

- I. ROLL CALL**
- II. ACTION – APPROVAL OF MINUTES**
 - A. May 27, 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 – May 27, 2021 meeting minutes

III. DISCUSSION

MEMBER UPDATES

IV. EXECUTIVE DIRECTOR’S REPORT

On May 21, Washington County moved to the “lower risk” category since 65% of Washington County’s population received their first vaccine dose. 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. 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 Housing Authority’s implementation of Moving To Work (MTW) will be ongoing over the next 8-12 months. Staff will bring forward the MTW first steps, an amendment to our ACC contract, to this committee in August for recommendation of approval to the BOCC. More to come!

The Metro Supportive Housing Services (SHS) Local Implementation Plan (LIP) was presented at the May 18 Metro Council meeting. Approval of the SHS IGA (Intergovernmental Agreement) with Metro is delayed until August or September, although there will be an interim agreement presented for approval at the June 22 BOCC meeting.

In hiring and staffing news, a Housing Program Coordinator position will undergo the SME process over the next month. There are also 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>).

Staff continue to work with Building Services on our new space at Adam’s Crossing which is estimated to be ready in September 2021. Staffing numbers have greatly increased over the last year and the Department is looking at space sharing arrangements in the new office.

Thank you for your interest and dedication to affordable housing in Washington County!

Komi Kalevor
Director



V. STAFF REPORTS
A. Financial Statement

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

<will be distributed at the meeting>



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

<will be distributed at the meeting>



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

Housing Choice Voucher

a) Wait List: HAWC's waitlist is closed. The current waitlist accepted applications from May 2-9, 2015. There are 450 households on the waitlist for May.

b) Occupancy Rates:
Section 8: May 89% (April 86%)

We had 2,657 vouchers leased up in May (April report – 2,550). Our Annual Contributions Contract (ACC) is 2,977¹ vouchers, so we need to lease up 320 vouchers to reach our authorized capacity.

HAWC issued 26 vouchers in May. There are 95 vouchers outstanding and not under lease.

HCV PROGRAM UPDATE

General Updates:

The voucher team continues to issue vouchers off the waiting list and anticipates opening the HCV waitlist by August of 2021.

HAWC was awarded 86 Emergency Housing Vouchers (EHV) through HUD (out of 70,000 nationwide vouchers). Working with the CoC for referrals, the EHV will serve Homeless/At risk of homelessness, fleeing domestic violence, recently homeless, and <50% AMI. The program comes online 7/1/2021 with a goal to have all vouchers leased by 12/31/2021.

¹ Although the housing authority has 2,977 vouchers allocated, due to the utilization of funds (see footnote 2 below) HAWC cannot issue this many vouchers.



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

Wait List Time Based on # of HH Members											
# HH Members	1	2	3	4	5	6	7	8	9	10	Total
#Families	196	68	68	45	25	19	3	4	3	1	450
Average Days	2,225	2,225	2,225	2,225	2,225	2,225	2,225	2,225	2,225	2,225	2,225

Wait List Based on Gender			
Gender	Female	Male	Total
Total	318	132	450

Wait List Based on Race								
Race	Am. Indian	Asian	Black	Native Hawaiian	White	Multiple	Unk.	Total
	3	15	137	18	246	18	26	450

Wait List Based on Ethnicity				
HH Ethnicity	Hispanic	Not Hispanic	Unknown	Total
	75	375	0	450

Wait List Based on HH Type					
Type	Disabled	Elderly	Family	Other	Total
	58	40	226	126	450

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
192	194	99%
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
Cedar Grove	8	8
Cornelius Place	11	11
Fir Crest Manor	14	14
Housing Team / SAMHSA	3	3
Orchards	24	24
PLUSS	12	12
Pomeroy Place	14	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	12	13
Grand Total	192	194
The View Finder	October 2021	(8 VASH, 8 Regular) 16
The Mary Ann	2021?	8
Total HAP and AHAP		218

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.



Family Self Sufficiency (FSS) Program: Participant information 5/1/2021

Participating Households	
Housing Choice Vouchers	56
Public Housing	12
Total Participating Households	68

Escrow Balances	
Households with Escrow Balance >\$0	40 (59%)
Total Escrow Balance	\$357,299
Highest Escrow Balance	\$43,787
Average Escrow Balance	\$5,333

Monthly Escrow	
Households Accumulating Monthly Escrow	25 (37%)
Total Monthly Escrow	\$12,318
Highest Monthly Escrow	\$1,040
Average Monthly Escrow	\$190

Average Increase in Annual Earned Income	
Households showing increase in Annual Earned Income	26 (38%)
Total Increase in Annual Earned Income	\$625,815
Highest Increase in Annual Earned Income	\$60,189
Average Increase in Annual Earned Income	\$9,628

FSS Update:

In May, the Family Self Sufficiency team worked to onboard recently briefed families to the program. Four families have started their application process and are working with FSS specialists to complete their applications and select initial goals.

The team also supported two program graduations. One participant found success in skilled healthcare as a midwife and another whose family has graduated from housing assistance. We wish both of these families all the best in their future pursuits!

To support incoming families more fully, our team is working on revising the intake documents, including the Family-Self Sufficiency participant handbook and application, and by creating standardized presentations and guidelines for conducting intake interviews. These efforts are led by the Department of Housing Services Career Coach, Peter Ladley.



KAISER METRO 300

Total Leased-Up (Current)	Total Leased-Up (Past)	New Applicants	Current Shoppers	Total Participants
84	5	2	50	141

The Kaiser Metro 300 program serves houseless, age 50+, disabled individuals with short term rental assistance and move-in funds. We are currently accepting referrals from all community partners until June 30, 2021 and will continue to lease up until July 1, 2021.

MOVING TO WORK PROGRAM

The housing authority was selected by HUD for the Moving to Work (MTW) program. This program will allow the Housing Authority to be much more flexible and experiment with new programs to help increasing housing and improve outcomes for our residents and the agency. Over the upcoming months, HAWC will be coming to this committee and the Housing Authority Board of Directors to go over changes to our contract with HUD and an amendment to our PHA plan that will spell out what MTW activities we hope to implement and general updates. This is an exciting opportunity for our agency and community!



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

PUBLIC HOUSING

a) Public Housing Average Vacancy Days: Average vacancy days for the month of May 2021 was at 43.50 (April 68.67). HUD rates Housing Authorities on cumulative vacancy days on a fiscal year basis. Our goal is 18 days and HAWC achieved 42.78 days through May 2021. HUD rates 20 days or below as an “A”.

b) Occupancy Rates:
Public Housing: May 99.2% (April – 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	1.55 hrs.	3 hrs.	24 hrs.
Routine WO's	18.72 days	3 days	25 days

Work Orders

- Reported 1,290 year-to-date non-emergency work orders that have been completed in an average of 34.84 days.
- Reported 95% of thirty-nine (39) year-to-date emergency work orders completed within 24 hours.



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

TURNOVERS/UNIT TURNOVER TIME

- Maintenance completed two (2) Public Housing unit turnovers in May, with a turnover time of 43.50 non-exempt days.
- For the 20-21 Fiscal Year, Unit Turnover Time was 770 non-exempt days and 11 Capital Improvement exempted days for eighteen (18) units averaging 42.78 days per unit.



V. STAFF REPORTS
E. Affordable Housing/Portfolio Rehab
1. Affordable Housing Portfolio Performance Measures
May 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: 96.4% (23 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): 96.0% (21 vacancies/524 units)
- c) Kaybern Terrace (managed by Cascade Property Management): 100% (0 vacancies/12 units)
- d) Aloha Park (managed by Cascade Property Management): 98.8% (1 vacancy/80 units)
- e) Cornelius Village (managed by Cascade Property Management): 100% (0 vacancies/14 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 Orenco Station	Hillsboro		40	17			57	2015
5	The Orchards at Orenco II Station	Hillsboro		44	14			58	2016
6	The Orchards at Orenco 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
TOTAL		-	38	611	765	197	14	1,651	



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

AHP4 PORTFOLIO REHAB PROJECT

- Site elevations and topography was performed at three sites to assist with land use permit application
- Civil engineer will be brought into the design team to address storm water runoff treatment at Bonita
- Radon testing has been performed and we are awaiting results
- Resident meeting is scheduled at Bonita for June 29th to help answer any resident questions on relocation plan and the overall project.
- A new page was added to our public website to inform community members of our plan
<https://www.co.washington.or.us/Housing/HousingDevelopment/portfolio-rehabilitation.cfm>



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. Viewfinder begins accepting applications for its lease-up waitlist on July 15. Applications are accepted online and in hard copy. Staff have worked with the lease-up team and partner, Somali Empowerment Circle, to facilitate an information session explaining the lease-up process. The session will be held virtually on June 23rd. In addition, the lease-up flyer is available in 17 languages, including all the County's safe harbor languages, as well as those recommended by the Good Neighbor Center as service partner for the project. Those flyers are being distributed throughout the County via various community-based organizations.
2. The Valfre at Avenida 26 project is the next Metro bond project scheduled to close on financing and begin construction. The project received approval from the Housing Authority Board to issue Private Activity Bonds and continue in the project team as the long-term owner and operator of the project. The project is scheduled for a July 14 closing.
3. Twenty-two rooms at the Aloha Inn will open as an interim use shelter in late June. Make-ready work to ensure safety for the shelter area is nearly complete. Design work is underway for the larger renovation that will convert the motel into a 54-unit Permanent Supportive Housing (PSH) project.
4. Terrace Glen and Goldcrest Apartments are the next two Metro Bond projects on schedule to close by the end of 2021. HAWC plans to request Private Activity Bonds from the state for both of these projects.



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
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	Plambeck Gardens	Tualatin	\$14,320,000	\$43,583,824	116	9/1/2020
DCM Communities & HAWC	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	Terrace Glen	Tigard	\$17,484,000	\$48,389,878	144	9/1/2020
Community Development Partners	Viewfinder	Tigard	\$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 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 • Pre-leasing anticipated to begin July 15 			

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 			



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

COVID-19 RESPONSE FOR UNHOUSED POPULATIONS

Coronavirus (COVID-19) Response Plan continues to provide houseless members of our community with vaccinations delivered through clinic events, strategically placed restroom and handwashing stations throughout the county, and extension of winter shelter providers to provide safe and sanitary temporary shelter services in congregate (facility-based) and non-congregate (hotel-based) shelter operations.

The Oregon Health Authority moved Washington County to “lower risk” COVID category on May 21, 2021 following 65% of population ages 16+ years having at least one vaccination and submittal of the County’s Equity Report.

The Winter Shelter Registration closed on May 14 with nearly 40 names on the list, with shelter operations continuing through June 30. Housing outcomes improved in 2020/21 Winter Shelter season with 10% shelter guests exit to housing as compared to 2% exit to housing in 2019/20.

	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 (Race)	% Persons of Color (Ethnicity)	# People Exit	% Exit to Housing	% Exit to Street/ Shelter	Avg. Length of Stay- Stayers (Days)	Avg. Length of Stay- Leavers (Days)
Winter Shelters: 200-beds [Funds: CARES CRF, EFSP, ESG, EHA, SHAP; and County \$]	11/15/2020 to 6/1/2021	530	7	261	262	37%	21%	18%	398	10%	90%	85	25

*Chronic = A person with disabling condition(s) and experiencing 12 or more months of homelessness (4+ episodes over 3 years)

HOMELESS SYSTEM FUNDING, CoC REPORTING AND ACTIVITIES

- The Federal [FY2021 Continuum of Care \(CoC\) Program](#) competition Grant Inventory Worksheet (GIW) was submitted to HUD on June 8. This is the next step in the competitive process to apply for Federal CoC Program grant funds to compete for renewal in housing programs and new competitive project funding upon HUD Notice of Funding Available (NOFA) release anticipated in July or August.
- HUD released the [FY2022 HMIS Data Standards](#) that documents the requirements for programming and use of the Homeless Management Information System (HMIS) and comparable database systems for collection and reporting of homeless participants. HMIS vendors will begin working the software updates to be available to CoC’s by October 1. Data standard updates include revised language for race/ethnicity, gender, mental health, and other elements, new coordinated entry elements, new CoC Program data elements, and update system logic for general health and pregnancy status.



LEGISLATIVE ACTIVITIES

- The 2021 Oregon Legislative Session (January 21 to June 28) includes a few bills under consideration that address homelessness.
 - [HB 3115](#) (Status: Passed both House and Senate, awaiting Governor's signature, expected to become law) 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](#) (Status: Passed Senate, is in the House Housing Committee) 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. Sen. Gorsek (D-Troutdale) ultimately amended the bill so that, if it passes, it only applies to Multnomah County.
 - Other homeless bills include:
 - HB 2100 (Status: Scheduled to move out of Joint Ways and Means on June 11 and expected to clear both the House and Senate and be signed into law by the Governor) to provide resources to support the task force to study and report back on changes to systems to address racial disparities in homelessness.
 - HB 2163 (Status: In Subcommittee of Joint Ways and Means) would create a \$4.5 million pilot program to provide long term rent assistance for youth.
 - HB 2417 (Status: This bill is likely not moving forward, however funding for mobile mental health crisis response will likely appear in another vehicle) to provide communities with support to create crisis alternatives to policing.
 - HB 2544 (Status: In Joint Ways and Means) would expand the host home network and provide funding for shelter and other services for youth experiencing homelessness.
 - SB 278 (Status: as of 6/10/2021 expecting amendments and movement in the next days) will not extend the state eviction moratorium currently in place until June 30, 2021, but will bar a landlord from evicting a tenant for nonpayment of rent in July if the tenant applied through OHCS for emergency rent assistance prior to June 30. OHCS has reported that more time will be needed to get the money into tenants' hands and the goal is to prevent a wave of evictions following the moratorium's end.
 - HB 3184 (Status: In Joint Ways and Means Subcommittee) would fund a statewide long-term rent assistance study.

COMMUNITY ENGAGEMENT

- 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.



- Ms. Theresa Rostampour, Boys & Girls Aid, will present a new Education Reengagement Program at the July 7 meeting of the HSSN.
- Guest speakers at the June 2 meeting of the HSSN:
 - Mr. Jeff Woodward, Helping Hands Reentry, presented on the [Bybee Lakes Hope Center](#).
- [Agendas](#) and handouts are online. Meetings are open to the public.



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

Implementation of the new SHS program remains on track for a program start date of July 2021.

The SHS Local Implementation Plan (LIP) has now been approved by the Washington County Board of County commissioners, Metro Oversight Committee, and the Metro Council, all unanimously. [Find the full LIP here.](#)

Intergovernmental agreement (IGA) negotiations with Metro continue constructively towards a final agreement anticipated later this summer. A short-term revenue sharing agreement will be executed between Metro and Washington County prior to July 1, 2021, in order to allow transfer of program funds to start programming, prior to the completion of the full IGA.

The Request for Programmatic Qualifications (RFPQ) procurement process closed May 19th with more than 40 community-based organizations applying. The evaluation process determined 36 organizations to meet eligibility requirements and qualified them as potential providers of services through the program for the next three years. [The full list of organizations can be found here.](#) Future Supportive Housing Services RFPQ opportunities for interested organizations are expected semi-annually until all services can be supplied through the qualified network.

The Supportive Housing Service program is anticipated to launch with the following initial services and updated coordinated systems:

- 30-40 new Housing Case Managers providing outreach, assessment, housing placement, and retention services with caseloads no greater than 20 participants per staff member;
- Two Bridge Shelter programs operated at the Aloha Inn and Ecolodge with 82 rooms for participants working with Housing Case Managers to secure supportive housing placements. These programs will be operated by the Good Neighbor Center, and Greater Good Northwest respectively, in partnership with Bienestar and the Urban League, which will provide culturally specific housing case management services;
- Two to three multidisciplinary response teams that include peer support specialists, physical and mental health trained professionals, and housing case managers available to respond to people experiencing homelessness who are in the midst of crisis situations; and

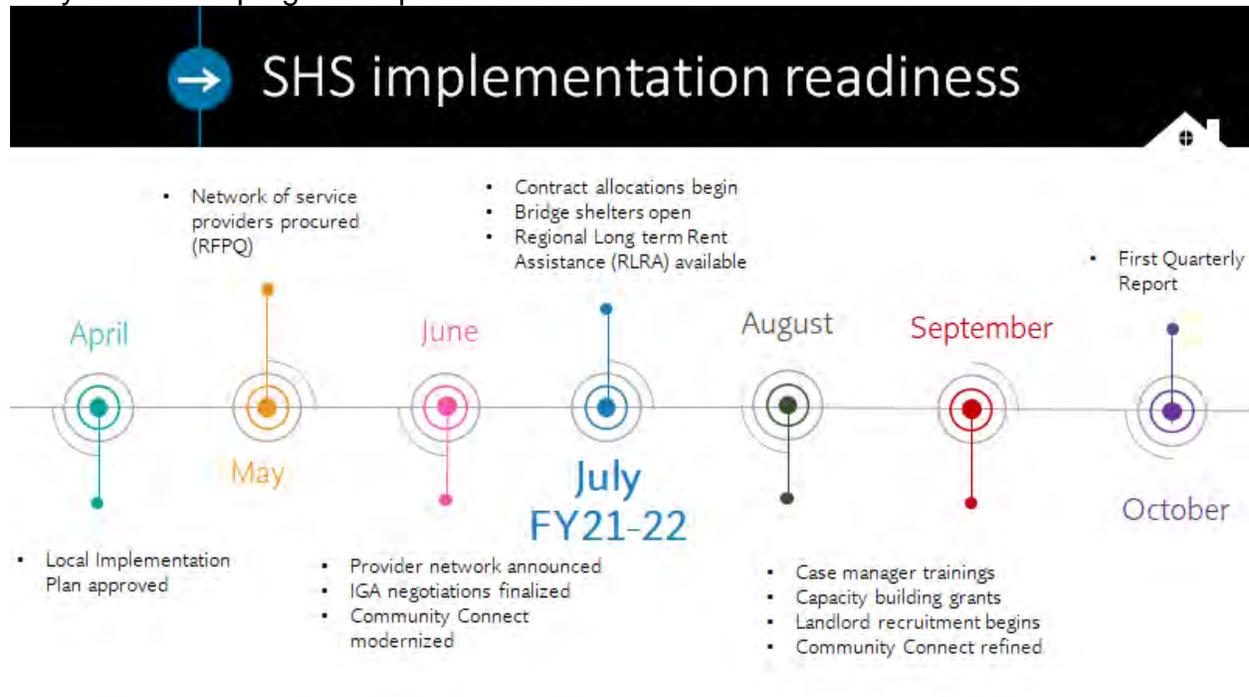


- A modernized Community Connect Coordinated Entry System retooled to increase access, using a newly designed trauma-informed assessment to quickly connect people to case management and housing services and ensure they are receiving services adequate to their housing and health needs.

These new and expanded services will be launching over the summer months through contracts with service providers, including extensive training and technical assistance to support new case managers and partnering organizations.

The provision of SHS services is expected to continue expanding throughout the year with additional allocations of contracts to expand and create new programs. The goal is to build the new system of care through an iterative process with continued engagement, stakeholder feedback and program evaluation until the system sufficiently supports a rate of functional zero chronic homelessness in our community.

Below is a timeline representing recent, current and expected program activities in the early months of program implementation.





VI. OLD BUSINESS

NA

VII. NEW BUSINESS

AHP4 (Affordable Housing Portfolio) – Update (Shannon Wilson and Will Seals)

VIII. RESOLUTIONS/ACTION ITEMS

NA

IX. ADJOURNMENT