



MEETING MINUTES

HOUSING ADVISORY COMMITTEE OF WASHINGTON COUNTY

September 22, 2022- 9:00 a.m.

Virtual Meeting Via Zoom

<u>COMMITTEE MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Alma Flores	Komi Kalevor
Renee Brouse	Josh Crites
Sheila Greenlaw-Fink	Jacob Boyett
Narendar Sahgal	Katherine Galian
Nina Sparr	Ling Huang-Dressel
Nina Stafford	Leslie Gong
Melinda Bell	Mike McLeod
Dave Bachman	Liz Morris
Sid Scott	Will Seals
Carine Arendes	Jes Larson
John Epstein	
	<u>GUESTS</u>
<u>ABSENT</u>	Jacquelyn Saito
	Robin Robinson
	<u>HABOD MEMBERS PRESENT</u>

I. MEETING CALLED TO ORDER – 9:02 a.m. A quorum was present.

II. DISCUSSION – ORAL COMMUNICATIONS and MEMBER UPDATES

Sheila Greenlaw-Fink announced she will be leaving her position at the Community Housing Fund at the end of September. She will be working part-time while recruitment for her position takes place. She encouraged committee members who are interested in her position to apply. She will remain on the committee through the end of her term and will continue to work on the Board of Home Plate Youth Services.

Sid Scott noted his architecture firm has seen an increase in affordable senior housing projects.

Dave Bachman stated Cascade Management is in the midst of opening and leasing up projects. He noted the last several months there has been a rise on waiting lists to obtain housing.



Carine Arendes shared land use planners are transitioning to implement state rules for middle housing. The Oregon APA, land use planners professional association, are in support of a working group focused on accessible housing.

Nina Sparr announced that the Hillsboro Standdown is scheduled for October 28, 2022 at Sunrise Church in Hillsboro. This is an event bringing services together for veterans focusing on those who are homeless. A goal was put forward to house a certain numbers of veterans and the Portland VA is currently at 64% of the goal with a projection to reach their full potential.

Alma Flores shared REACH broke ground on the Plaza Los Amigos in Cornelius this past August.

III. ACTION – APPROVAL OF MINUTES @ 9:12 a.m.

The committee voted to approve August 25, 2022 meeting minutes.

Motion: Renee Brouse

Second: Sid Scott

Vote: All in favor (Alma recused herself)

IV. EXECUTIVE DIRECTOR'S REPORT

Presented by Komi Kalevor, Executive Director.

Komi announced the Housing Authority move Adams Crossing located at 161 NW Adams in Hillsboro. The proximity of this location to public transit serves as a better location for those they serve. The Valfre at Avenida 26 in Forest Grove is now open, and the Plaza Los Amigos in Cornelius and Aloha Family Housing had groundbreaking ceremonies. A NOFO for 13 million dollars has been sent out for the remainder of the Metro bond funds and is due back by October 21. Phase 2 of the Affordable Housing portfolio rehab has begun continuing the work of deferred maintenance on four properties. The Emergency Housing voucher program was successful with 92% utilization. The financial position of the Housing Authority is strong, and a full update will be presented to the HAC at the November meeting.

Komi asked HAC members to advocate for the exemption of daycares from commercial prevailing wages as BOLI considers anything that is not housing to be commercial which raises the cost 20% to 30%. Alma noted if you consider the space as a community facility use then it's part of the project basis instead of a separate commercial use.

October HAC Housing Forum

The date and location of the upcoming HAC Housing Forum is still being confirmed and will be offered as a hybrid model. The theme of the forum will be, *Housing our Community Through Partnerships* and a homeless update will be provided at the forum. The forum will take place from 9:00 am to 12:00 pm with lunch provided. HAC members will stay for a brief meeting afterwards to address a few agenda items.



Alma Flores asked if an update on the Move to Work program and a childcare resource update could be placed on the November HAC agenda.

Can the Housing Authority provide information about funding gaps for current programs so HAC members can help advocate on the state level to push for funding in those areas?

Komi will plan for a legislative update at a future meeting.

What is the plan for the end of September when the protections for tenants expire for waiting on ORAT funds? There is nothing available at the state level at this time, but Josh Crites will speak with staff at the state to find out about additional funding that may be available for those who have applied but have not received funding. Katherine Galian will be meeting with Shannon at the Office of Community Development and will give an update next meeting.

Do we have a plan for Net Zero for all new construction from the affordable housing point of view?

There is no enforcement mechanism but there are several developments in the works that are moving that direction. The biggest hurdle is funding to be able to achieve Net Zero in construction.

V. RESOLUTIONS / ACTION ITEMS

There were no resolutions or action items on the agenda.

VI. ONGOING BUSINESS

There was no ongoing business on the agenda.

VII. NEW BUSINESS

There were no new business items on the agenda.

VIII. DEPARTMENT UPDATES

A. Supportive Housing Services Annual Report Update – Jes Larson

Jes explained the theme the first year of the Supportive Housing Services (SHS) program was, Building a System of Care. There are 21 community based partners who are working alongside the SHS to help build out the program. Contracts with these partners have been standardized with an equitable approach. The Housing Case Management Services (HCMS) program was launched as well as the Regional Long Term Rent Assistance (RLRA) program. There have been 305 formerly homeless households (370 people) that were placed in permanent and supportive housing. In year two the Rapid Rehousing program will be launched focusing on those who need assistance. Rapid Resolution is another program being launched which provides rental assistance without the wrap around services. The Landlord Liaison program will be expanded as well. There are over 400 households currently shopping for housing with a goal of serving 1,100 households in the second year of programming. The overall goal of housing those with supportive services is 1,600 households. The year prior to the onset of the SHS program, 42 people were provided with supportive housing in contrast to when the SHS came online,



505 individuals were provided with supportive housing in the first year. This next year, 500 additional households are projected to be added.

Shelter Programs: In year one, 100 new year-round shelter beds were added. This next year there will be the addition of 40 bridge shelter beds in Tigard, 30 village pods in Hillsboro, and 155 winter shelter beds dispersed throughout the county. A 7.5 million capital fund will assist with funding gaps for shelter projects that are in process or underway. Over time, the winter shelter capacity will be reduced as more permanent shelters are put into place in the next couple of years. The SHS Outreach program has been funded with federal ARPA funds to provide two staff working in pairs throughout the county. All of the 16 outreach workers work together to make sure the unsheltered are provided the housing and services available to them. There are also two providers reaching out to specific populations such as youth or culturally specific individuals. Other programs launched or under way are the Housing Liaison pilot program, Lived Experience Workforce pilot, and the PSH integration with an affordable housing bond. Welcome home kits and a volunteer network have been developed to help create a welcoming environment for those moving into housing. There are 22 service provider organizations including six who are culturally specific. An equity analysis was conducted showing households served were proportionate to the population in need. Next year, REALD data values will be used for quality improvements and culturally specific organizations will be increased. The first year of SHS programming, 20 million dollars was expended with an increase of 50 million in year two. An additional 25 million will be divided between two different reserves that will assist in stabilizing the program, provide shelter capital funds, an access center capital fund, and PSH capital fund. Everyone is invited for the celebration of the first year of the SHS program which will begin at 11:00 am at Casa Amparo in Forest Grove.

Goals for Year Two:

- Supportive Housing placements projection is 805 households
- Rapid Rehousing projection at 600.
- Goal of 110 community based outreach workers, 100 households in project based PSH capacity, and 175 year-round shelter capacity.

Is there a summarized version of the presentation that can be shared?

The full report will be available on the HAC webpage and sent out via email to HAC members.

Does the SHS staff share the story of the success of the program to community organizations to spread the word of the effectiveness of the program to garner support?

They have shared at CPO and city council meetings. There are a team of SHS staff ready to share wherever they are invited.

Is there media coverage at upcoming groundbreaking events and the celebration event of the success of the SHS?

There has been positive coverage of the shelters that are opening as well as the SHS celebration event.



Is the project based housing opening up?

The general project based waitlist is opening up on Wednesday, September 28, 2022 at 10:00 am and will close on Thursday, October 6, 2022 but may close early if the limit of applications is reached. This waitlist is a compilation of the four affordable housing portfolio rehabilitation projects.

Is there a place to see a copy of the application for the waitlist prior to the open date to prepare people of what information is needed ahead of time?

Paper applications are available onsite when the waitlist opens. Those applying in person can receive assistance filling out their application. Applications can also be filled out online through the portal. For those who have applied to other project based, general choice voucher, or public housing waitlists they can go onto their portal ID and make an update to include any of the properties coming online when the waitlist opens.

How do people access the portal?

The portal can be accessed [online](#) and the link is also provided on the [flyer](#).

B. Continuum of Care (CoC) - Katherine Galian and Leslie Gong

Katherine shared the Continuum of Care provides authority to establish a homeless response system, organizing a community response, and aligning and managing HUD funded programs. The CoC authority covers community level governance, homeless management information system (HMIS), and the coordinated entry system. All of the projects and organizations in the system inventory chart feed into the CoC which include 2,015 year-round beds and 275 seasonal beds totaling 2,290 annual bed capacity. There are seven metrics that encompass the system performance measure. These can be found in the CoC presentation here. In the CoC grant, funding that is dedicated to leasing is based on a formula of the number of units of FMR which is directly related to the rise and fall of FMR amounts.

Leslie reported the FY2022 NOFO has been approved by the CoC Board and will be posted tomorrow for public review and comments. After the review period, it will be submitted to HUD on September 28. The FY2022 NOFO can be found [here](#) which will provide 4.2 million in funding for renewal and new projects. The Department of Housing Services CoC Division is led by Katherine Galian with support from Katie Dockery and Vara Fellger alongside the SHS Division led by Heather Skriver and Kayla Moore. The HUD Continuum of Care funding includes Shelter Plus Care Renewal, CoC Rapid Re-Housing for Families, Sojourner's House, and Reentry housing. There has been a decrease in funding in each of these categories related to the FMR. In addition to the CoC funding there is a public safety levy totaling \$330,000 which supports an employment specialist and housing navigation support for family and youth shelters. There is also ten units of Rapid Rehousing assistance for survivors of domestic violence. The Washington County \$615,000 in general funds are utilized for the Open Door counseling center, Domestic Violence resource center, Salvation Army, Forest Grove Foundation, and Family Promise of Tualatin.

C. Additional Department Updates

No additional department updates were shared.



IX. ADDITIONAL TOPICS

No additional topics were shared.

X. ADJOURNMENT

Meeting adjourned at 10:34 a.m.

Komi Kalevor
Secretary/Executive Director