

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
Sitting/Acting as (if applicable)

Policy Session Worksheet

Presentation Date: December 7, 2022 **Approx. Start Time:** 11:30 **Approx. Length:** 30 minutes

Presentation Title: Shelter and Housing Projects Plan & Board Engagement Strategy

Department: Health, Housing & Human Services

Presenters: Adam Brown, Deputy Director, and Vahid Brown, Housing Services Manager

Other Invitees: Rod Cook, Director, Mary Rumbaugh, Behavioral Health Division Director, Devin Ellin, Development Manager

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Approval of Shelter and Housing Projects Plan & Board Engagement Strategy

EXECUTIVE SUMMARY:

On January 25, 2022, and March 2, 2022, the Administrator's Housing Task Force, along with Health, Housing and Human Services (H3S) and Transportation and Development (DTD), brought policy questions to the Board regarding shelter options and legislation. In response, the Board directed staff to pursue Project Turnkey 2.0 funding, implement House Bill (HB) 2006 legislation with county-specific process points for shelter siting, and issue a Request for Information (RFI) to solicit proposals for additional safety off the streets programming. The Board has also identified a number of community needs related to the ongoing crisis of unsheltered street homelessness, including neighborhood livability, public safety (and impact on public safety resources), unmet behavioral health needs, and insufficient shelter/transitional housing infrastructure. Staff are seeking the Board's approval of a plan to move forward with identified projects that will grow the county's shelter and housing infrastructure and increase its ability to address unmet community needs related to homelessness.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the cost? See attachment What is the funding source? See attachment

Some of the funding outlined in the attachment is currently in the Health, Housing & Human Services FY 2022-23 budget and some will be appropriated in upcoming supplemental budget modification(s).

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department's Strategic Business Plan goals?
 - This item aligns with the following Department strategic priorities:
 - Provide sustainable and affordable housing
 - Assist individuals and families in need to be healthy and safe
 - Increase self-sufficiency
 - Increase community safety and health
 - Continually improve the efficiency and effectiveness of services

- How does this item align with the County's Performance Clackamas goals?
 - This item aligns with the following County strategic priorities:
 - Ensure safe, healthy and secure communities
 - Grow a vibrant economy
 - Build a strong infrastructure
 - Build public trust through good government

LEGAL/POLICY REQUIREMENTS: N/A

PUBLIC/GOVERNMENTAL PARTICIPATION: On January 25, 2022, and March 2, 2022, the Administrator's Housing Task Force, along with Health, Housing and Human Services (H3S) and Transportation and Development (DTD), brought policy questions to the Board regarding shelter options and legislation. H3S issued an RFI to solicit proposals for additional safety off the streets programming on May 11, 2022, and brief the Board on submitted proposals on September 27, 2022.

The majority of the funding associated with the proposed shelter and housing projects comes to the County through contracts or intergovernmental agreements with partner agencies or other government entities, including Metro and the State of Oregon. The strategy for public participation in shelter and housing development projects, including community engagement, is developed for each individual project.

OPTIONS:

1. Approve the Shelter and Housing Projects Plan & Board Engagement Strategy
2. Modify or reprioritize the Shelter and Housing Projects Plan & Board Engagement Strategy
3. Reject the Shelter and Housing Projects Plan & Board Engagement Strategy

RECOMMENDATION: Option 1. Approve the Shelter and Housing Projects Plan & Board Engagement Strategy

ATTACHMENTS: Shelter and Housing Projects Plan & Board Engagement Strategy Memo

SUBMITTED BY:

Division Director/Head Approval: N/A

Department Director/Head Approval: Adam Brown, Deputy Director

County Administrator Approval _____

For information on this issue or copies of attachments, please contact _____ @ 503- _____

Date: December 7, 2022

To: Gary Schmidt, County Administrator

From: Rodney Cook, Director, Health, Housing & Human Services

Re: Shelter and Housing Projects Plan & Board Engagement Strategy

On January 25, 2022, and March 2, 2022, the Administrator's Housing Task Force along with Health, Housing and Human Services (H3S) and Transportation and Development (DTD) brought policy questions to the Board regarding shelter options and legislation. In these three sessions the Board directed staff to:

- 1) Pursue Project Turnkey 2.0 funding;
- 2) Implement HB 2006 legislation with county specific process points for shelter siting; and
- 3) Issue a Request for Information (RFI) to solicit proposals for additional Safety off the Street programming.

Current Status on these Board directed initiatives

- **Project Turnkey:** The County is currently in Phase 2 of Project Turnkey. The Board has issued letters of intent on a number of properties and is working towards a purchase and sale agreement and due diligence.
- **HB 2006:** The process is in place to site emergency shelters with Planning and Zoning staff reviewing applications and public noticing.
- **Safety off the Streets Request for Information:** The RFI proposals, which were presented to the Board on September 27, 2022, demonstrated interest/capacity from the service provider community in further utilization/expansion of transitional villages (similar to Veteran's Village) and facility-based non-congregate shelter, primarily through the use of hotels and/or motels. There was a notable lack of interest/capacity from the provider community for safe rest areas, safe parking sites, and facility-based congregate shelter.
- **Veterans Village Adjacent Property:** The Board has approved an interim lease for the Veterans Village Adjacent Property and staff are preparing an Urban Renewal District Plan amendment to allow for the permanent purchase/transfer of the Veterans Village to H3S.

Ongoing System Needs/Opportunities

The Board has identified a number of community needs related to the ongoing crisis of unsheltered street homelessness, including neighborhood livability, public safety (and impact on public safety resources), unmet behavioral health needs, and insufficient shelter/transitional housing infrastructure. In order to effectively meet community needs and offer a range of paths to exiting homelessness, H3S is also exploring opportunities for new or expanded programming in the areas listed below. Program planning in these areas can and should be incorporated into available opportunities to invest in critical safety off the streets infrastructure.

- **23 Hour Stabilization Center & Shelter:** A program being considered in partnership with the Sheriff's Office, this would provide alternative to jail for people in crisis, including, but not limited to, people experiencing homelessness. Programming would include a drop-off day center with behavioral health services, resource navigation, and other service coordination supports, plus a short-term shelter for individuals looking for immediate safety off the streets. The Behavioral Health Division is working to obtain ongoing funding and conversations are happening internally regarding the program model, populations served, and location.
- **Behavioral Health Supportive Shelter and Housing:** Programming that would include a clinical behavioral health component to address the needs of people experiencing homelessness with highly acute behavioral health issues, including the Aid & Assist population.
- **Recuperative Care Shelter/Transitional Housing:** Programming that would include a clinical physical health component to support people experiencing homelessness with physical health needs requiring on-site medical supports. (This can/should be part of program planning for Project Turnkey site)
- **Alternative Shelter:** Safety off the streets programming to meet the needs of populations not otherwise served in existing programs, such as emergency housing for youth, safe parking programming for people living in vehicles, and additional transitional village programming.

Available Funding

Critically needed resources, some of which are time-limited, are available for the County to acquire shelter and meet community need related to unsheltered homelessness and livability concerns. Time is of the essence in identifying, selecting, and acquiring suitable sites to maximize the opportunity to further the County's goals. A summary of the resources available now for disbursement is listed below:

One-time Resources	
Project Turnkey 2.0 – Anticipated to be approximately \$5.0 million (time-limited)	Can be used for the acquisition and/or renovation of hotels/motels for use as a non-congregate emergency shelter.
Metro Housing Bond Rapid Permanent Supportive Housing Funds – \$4.2 million (time-limited)	Can be used for acquisition (and possibly renovation) of emergency shelter or bridge housing with eventual conversion to permanent housing.
State of Oregon HB 5202 – \$2.0 million (time-limited) – Emergency Shelter Allocation	Can be used for acquisition, renovation, and/or operations of emergency shelter, sanctioned camping, safe park sites and navigation centers, in addition to hygiene and outreach services. Allocated for the biennium ending June 20, 2023.
State of Oregon HB 5202 – \$4.7 million (time-limited) – Behavioral Health Housing Allocation	Can be used for the acquisition, renovation and/or operations of short-term or permanent housing options for behavioral health supportive shelter and housing, including the Aid and Assist population, to support individuals to be restored in the community rather than the State Hospital. Spend down deadline of April 30, 2024.
Metro Supportive Housing Services (SHS) – Approximately \$5.0 million	Possibility of Board decision to use available program funding for one-time investment(s), pending obligation of SHS funds to ongoing programs. No restrictions on use, other than general allowability under the SHS Measure.
Total one-time funds available at this time: Approximately \$20 - 21 million	

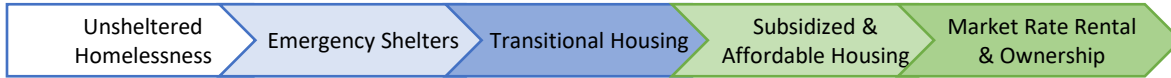
Ongoing Resources	
Metro Supportive Housing Services – At least \$3.0 million	Placeholders exist in the SHS budget for the Turnkey shelter and Veteran’s Village operations totaling \$1.0 million. Depending on capital investment decisions, option to reprogram existing investments to optimize investments in safety off the streets programming.
Health System Partners – \$1.5 million	Funding has been committed for development of 23-hour crisis stabilization center.
State Behavioral Health Housing Funds – \$TBD	Lobbying being done for ongoing funding to support Aid and Assist capital investment(s).
Total available at this time: At least \$4.5 million	

Board Engagement Plan

Below you will find an anticipated Board Engagement Plan outlining a number of housing and shelter projects and initiatives. Some of these are already in progress but many of these may be

new. Please be assured that, if approved, H3S will work diligently to bring these forward in a timely way to allow for full Board discussion and consideration.

Note: colors at left of chart indicate a project's placement on the Housing Continuum, below



Q1 2023 – Immediate within 3 months

	Project	Potential Funding Sources	Decision/Deliverable
	Veterans Village adjacent property	HB 5202 (shelter) & Metro SHS	Select program model
	Motel-based transitional housing / Rapid Permanent Supportive Housing	Project Turnkey, HB 5202 (shelter / behavioral health), Metro Bond, Metro SHS	Purchase and Sale Agreement
	Behavioral health supportive shelter and housing (Aid & Assist) – hotel/motel purchase or lease	HB 5202 (behavioral health)	Letter of Intent/Procurement
	Wilsonville or West Linn affordable housing project	Metro Affordable Housing Bond	Funding allocation

Q2 2023 – Intermediate within 3-6 months

	Project	Potential Funding Sources	Decision/Deliverable
	23-hour Crisis Stabilization Center (partnership with Sheriff’s Office)	Health System Partners; Metro SHS; County GF	Site Selection; Retrofitting; Contract for Services
	Stabilization Center Short-term Shelter (partnership with Sheriff’s Office)		
	Neighborhood livability efforts/programming	N/A	Informational only

Q3-Q4 2023 – Long-Term within 6 months – 1 year

	Project	Potential Funding Sources	Decision/Deliverable
	Additional Safety off the Streets project(s)	Metro Supportive Housing Services	Directon to staff

Hillside Park Phase I	Metro Affordable Housing Bond	Contract
Housing Authority scattered site repositioning	Metro Affordable Housing Bond	Informational only

Housing Continuum

Homelessness to Housing Stability Strategies

Funding: Metro SHS, Federal/State grants, County General Fund

Affordable Housing Strategies

Funding: Metro Bond, County General Fund

Unsheltered Homelessness

Emergency Shelters

Transitional Housing

Subsidized & Affordable Housing

Market Rate Rental & Ownership

Supportive services (case management, peer support, counseling, job training, etc.)

Housing navigation and placement

- Street outreach (including Law Enforcement Assisted Diversion)
- Rapid re-housing
- Hygiene services

- Seasonal shelter (warming/cooling/smoke)
- Hotel/motel vouchers
- Facility based shelter

- Vets Village
- Serenity & Haven Houses
- Motel Transitional Housing

- Vouchers & public housing
- Privately-owned, naturally-affordable housing
- Family self-sufficiency program

- Middle housing (HB 2001) code
- Energy assistance & weatherization
- Neighborhood Livability Project

Opportunities for New/Expanded Programs

- 23-hour Crisis Stabilization Center / Shelter

- Sanctioned camping
- Additional hotel/motel vouchers
- Recuperative Care Programming

- Motel-based transitional housing
- Additional village(s)
- Behavioral health supportive shelter and housing

- Continued Metro Bond investments
- Housing Authority scattered site repositioning