

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: 10/30/19 **Approx. Start Time:** 9:30am **Approx. Length:** 90 Minutes

Presentation Title: Here Together Initiative to Establish Source of Funds for Supportive Housing Services and Rental Assistance

Department: H3S Admin

Presenters: Richard Swift, Jill Smith, Vahid Brown, Melissa Erlbaum (Clackamas Women's Services), Chris Aiosa (Do Good Multnomah), Erica Thygesen (Central City Concern), and Mitch Hornecker (Here Together)

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

No action needed. Update presentation.

EXECUTIVE SUMMARY:

On May 15, 2019, the Board of County Commissioners received a report on a regional research and planning effort entitled the *Tri-County Equitable Housing Strategy to Expand Supportive Housing for People Experiencing Chronic Homelessness*. That report identified a need for a total of 440 supportive housing units within Clackamas County over the next ten years. Earlier this year, a waitlist analysis of our Coordinated Housing Access system determined that at the current level of supportive housing supply in the County, and at current rates of turnover, it would take 22 years for the 450 households currently on supportive housing waitlists to be placed into existing housing programs.

A variety of new resources will help the County expand the number of affordable housing units in our community, but significant funding gaps remain with respect to supportive services and rental assistance. Twenty-four new units of supportive housing will open in November, 2019 at the Clayton Mohr Commons, with supportive services funded by the County's Affordable Housing and Services Fund. The Metro Affordable Housing Bond will provide the County with resources to develop approximately 812 new units of affordable housing. Forty percent, or approximately 325, of those units must serve households who make 30% or less of area median income. Many of those families will need supportive services to successfully remain in their homes. And while the Housing Authority has 200 Housing Choice Vouchers that will provide rental assistance to these families, and is working to secure more, the projected units to be developed significantly outnumber the available vouchers. The supportive services needed for these hundreds of units to be developed also remains a significant gap.

In the County's Local Implementation Strategy for the Metro Affordable Housing Bond, the Housing Authority makes a commitment to "work with regional and state partners to identify a consistent funding source to serve vulnerable homeless or at risk populations. It is through a consistent funding of resident and supportive services that vulnerable population can remain housed and help the project succeed financially."

One such regional effort is Here Together, a non-profit organization that has convened local government, service providers, businesses, and philanthropic partners to develop and promote solutions to end regional chronic homelessness. Here Together is working to develop new funding resources dedicated to homeless services in the tri-county region.

FINANCIAL IMPLICATIONS (current year and ongoing):

N/A

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department’s Strategic Business Plan goals?
 - Individuals and families in need are healthy as they have access to permanent supported housing.

- How does this item align with the County’s Performance Clackamas goals?
 - Ensure safe, healthy and secure communities by having more housing units, particular those that come with supportive services.

LEGAL/POLICY REQUIREMENTS:

N/A

PUBLIC/GOVERNMENTAL PARTICIPATION:

N/A

OPTIONS:

Informational presentation with no action expected

RECOMMENDATION:

No Action Needed. Update Presentation.

ATTACHMENTS:

Here Together Slide Show

SUBMITTED BY:

Division Director/Head Approval *Adam Brown* *Adam Brown for Jill Smith*
 Department Director/Head Approval *Adam Brown* *Adam Brown for RICHARD SWIFT*
 County Administrator Approval _____

For information on this issue or copies of attachments, please contact Katie Strong at 503-655-8637



HereTogether's Overarching Goal

Support a region-wide response to homelessness that targets the roots of the problem and matches proven solutions with the scale and scope of the crisis.

HereTogether Technical Advisors

- | | |
|--|---|
| <ul style="list-style-type: none"> • ECONorthwest • Corporation for Supportive Housing • PSU - Homeless Research & Action Collaborative • United Way of Greater LA • Wheelhouse Northwest | <ul style="list-style-type: none"> • Joint Office of Homeless Services • Multnomah County • Clackamas County • Washington County • City of Portland • Metro |
|--|---|

HereTogether Advisory Committee

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> • APANO • BBPDX • Central City Concern • City of Portland • Clackamas County • Clackamas County Women's Services • Community Alliance of Tenants • Ecumenical Ministries of Oregon | <ul style="list-style-type: none"> • Fubonn Shopping Center • Home Plate Youth Services • Gallatin Public Affairs • JOIN • Kaiser Permanente • Melvin Mark Companies • Metro • Multnomah County • Native American Youth & Family Center • Northwest Pilot Project | <ul style="list-style-type: none"> • NW Housing Alternatives • Outside In • People with lived experience • Portland Business Alliance • Reach CDC • State Legislature • Transition Projects, Inc • Washington County • Washington County Thrives • Welcome Home Coalition • ...And growing! |
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Good Economy has Driven up Rents

- Longest expansion on record
- Net in-migration 2010-2018: 129,895 people in tri-county area
- New renter households have higher incomes

Underproduction:

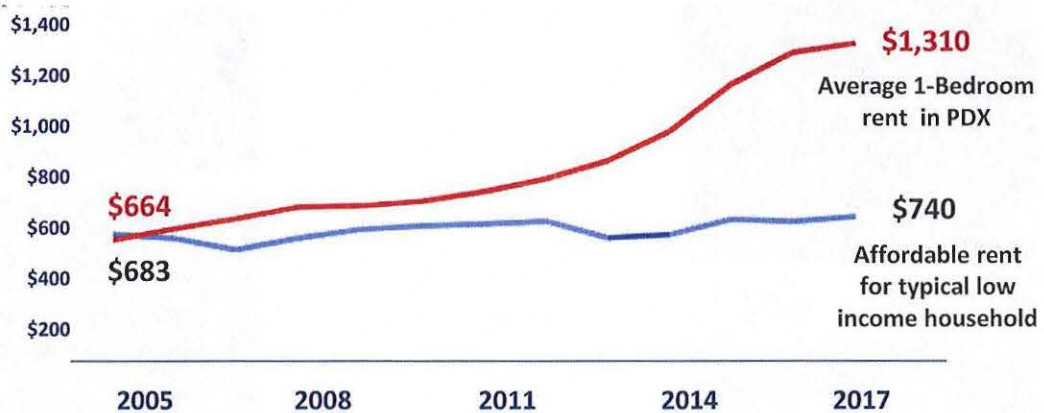
- For 10 years, only 13,000 units/yr while need 22,000 units/yr.

New Renter Households: Income Distribution in Metro Region

2011 - 2015



Rent Growth vs. Flat Wages



Across The Region, Voters Prioritize Homelessness

Priorities

% Total
high

Now I am going to read a list of priorities some people in your area have. For each one, please tell me how much of a priority you think it should be in your area - a very high priority, a high priority, a medium priority, or a low priority.

	Metro	ClackCo	MultCo	WashCo
Reducing homelessness	86	83	88	77
(Split) Improving public schools	77	77	79	81
(Split) Lowering the cost of housing	66	68	70	65
Reducing traffic congestion	66	69	60	66
(Split) Increasing availability of affordable housing	72	57	79	57
(Split) Providing universal Pre-K	41	33	49	27

GBAO Strategies
Conducted September 5-10,
2019 via cellphone and
landline
N=900 likely 2020 general
election voters, 300 in each
of Clackamas, Multnomah,
and Washington Counties

We Know what Works

Housing First

- Without preconditions
- Stability to address mental health & substance abuse issues



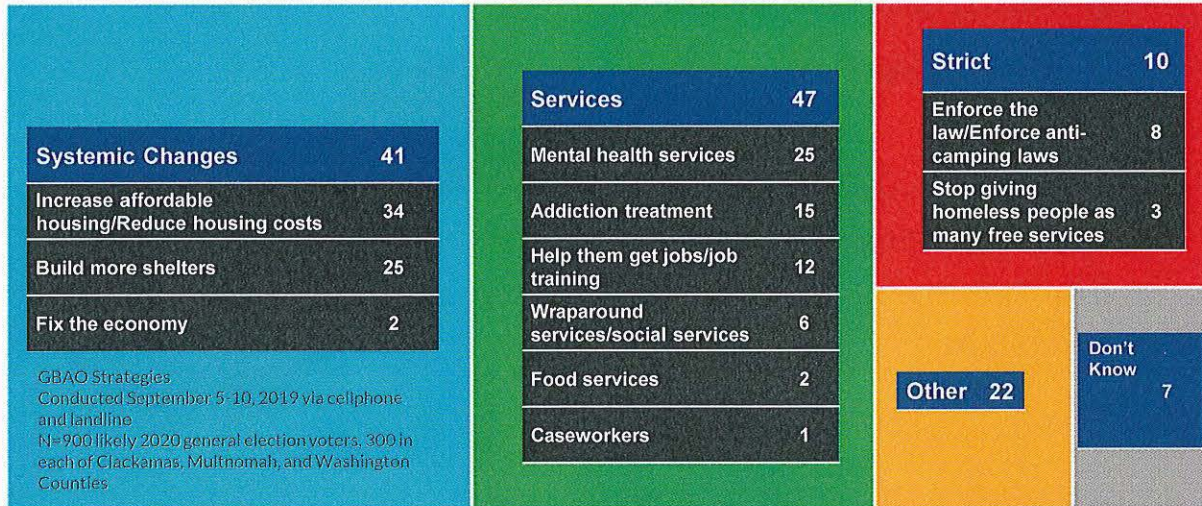
Flexible Services

- Meet people where they are
- Spectrum of services for a range of needs

Voters Cite A Combination of Housing And Support Services As Top Solutions

Solutions

Thinking about homelessness in the Portland area, what are the one or two most important things you think should be done to address homelessness?



When Given A List, Mental Health Services Jumps

Solutions

Thinking again about homelessness in the Portland area, from this list, what do you think are the one or two most important things you think should be done to address homelessness?

	Metro	ClackCo	MultCo	WashCo
Increase mental health services	49	52	46	48
Increase affordable housing	30	20	37	29
Increase drug and alcohol addiction treatment	29	27	27	16
Connect people who are homeless with caseworkers	18	27	15	23
Enforce anti-camping laws to stop homelessness	16	16	17	25
Stop giving people who are homeless as many free services	12	19	12	22
Build more shelters	13	7	15	17
Provide rent assistance	7	3	8	7

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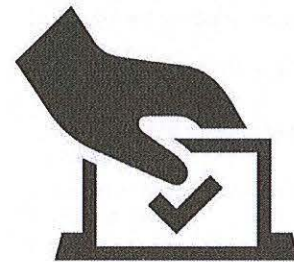
Regional Governance Framework

- Regional coordination
- How the money flows
- Transparency
- Oversight



Revenue Options & Amount

- How much do we need?
- Revenue mechanism
- Who pays for it?



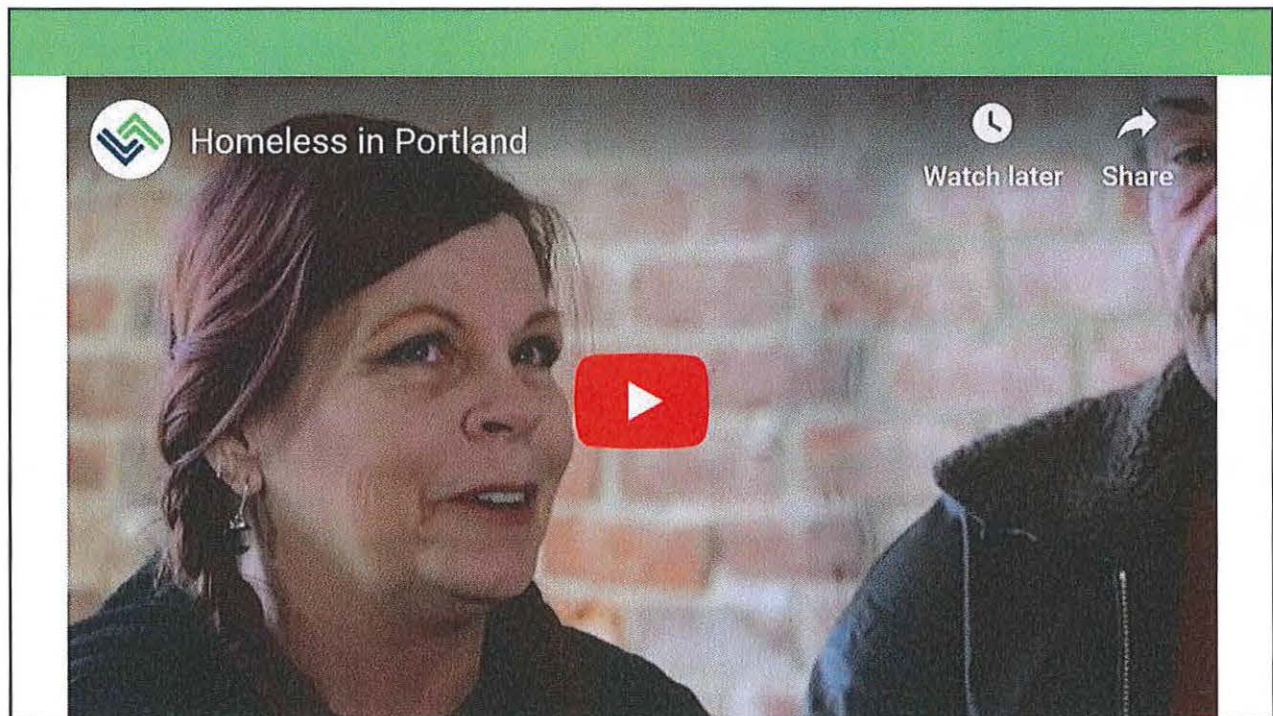
How We Get There Together

Expand Awareness
about who is homeless
and why

Highlight Solutions
that are working

**Support a Regional
Approach** to addressing
homelessness

Grow Public Support for
resources that match the
scale of the problem





Questions?