

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
Sitting/Acting as:
Board of Commissioners of the Housing Authority of Clackamas County

Study Session Worksheet

Presentation Date: 02/19/2019 **Approx Start Time:** 10:30 AM **Approx Length:** 30 minutes

Presentation Title: PLP - Affordable Housing and Services Fund Recommendations

Department: H3S/Housing Authority of Clackamas County (HACC)

Presenters: Richard Swift, Jill Smith and Chuck Robbins

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Approval of staff recommendations for applications submitted for Affordable Housing and Services funding

EXECUTIVE SUMMARY:

Background:

During the 2018-19 Budget meetings the Clackamas County Budget Committee approved an annual allocation amount of \$1.2 Million of County General funds for the creation of an Affordable Housing and Services fund. Staff was directed to develop a Request for Proposal to solicit applications from interested agencies and individuals.

The following Guiding Principles were adopted by the Board of County Commissioners for this funding initiative:

1. Investments must be long lasting and/or large impact.
2. Strategic planning, ongoing analysis, and reporting must be a priority to guide this work.
3. Flexibility must be retained to impact regulatory reform and be responsive to opportunity.
4. Investments must be directed toward residents most vulnerable to the market forces at work.
5. Leverage existing funding whenever possible in partnership with the nonprofit and for profit community. The need for affordable housing is far too large for government to work in isolation.

Set Aside Funding

Set Aside – This set aside is to fund specific activities that were considered crucial to the overall utilization of funding and strategic development of capacity for both affordable housing development and service delivery.

1. Contracted case management to ensure the full utilization of HUD Shelter plus Care rent assistance. (\$95K first year, under contract with Impact NW)
2. Development Director for 3 years to lead the Bond work. (\$150K annually)
3. FUSE analysis, (\$150 K under contract with PSU)
4. Strategic Housing Plan (\$75K to be contracted)
5. Vet Village Utilities and Maintenance (\$25K first year, \$50K estimated ongoing)

Funding categories included in the RFP

1. **Development/ Acquisition/ Rehabilitation or Preservation** – up to \$337,000 in gap funding – “Shovel Ready” projects will receive priority for these funds.
2. **Safety Off the Streets** - Innovative housing for homeless persons - up to \$200K in funding.
3. **Resident Services** (up to \$95,000 for Year 1, \$100,000 for Year 2, and \$105,000 for Year 3) awarded to an agency focused on housing retention and increased self-sufficiency for vulnerable low income families residing in Housing Authority properties.
4. **Houseless Services** (up to \$95,000 for Year 1, \$100,000 for Year 2, and \$105,000 for Year 3) awarded to an agency to identify houseless individuals and families, build a trusting relationship that will lead to helping families reduce barriers and obtain shelter or permanent housing.
5. **Veteran Services** (No funding in Year 1, up to \$120,000 for Year 2, and \$125,000 for Year 3) - awarded to an agency to provide case management and resident services to previously homeless veterans and their families living at the 24-unit Pleasant Street Veteran Housing project in Oregon City.

A review and selection committee was established and included County staff from H3S, Corrections, and 2 members from the Clackamas County Homelessness Task force. Funding recommendations as well as a short description of each application is attached.

General Funding Comments:

1. Committee funding recommendations are included as an attachment.
 - a. The Request column are the funds each applicant requested for the 2018-2019 program year. 2018-19 Funding Recommendations are the Committees recommendation for the 1st program year.
 - b. The 2019-20 and 2020-21 columns are the expected costs if the Service applications continue to meet annual metrics.
2. Approved service applications are guaranteed 1st year funding. If they meet contracted metrics this funding will be extended for up to an additional 2 years.
3. We did not receive any acceptable applications for development. These funds were reprogrammed into services per the Board of County Commissioners prior direction.
4. There was one applicant (Providence) that applied for funding under two categories (Houseless Services and Safety off the Streets). This was for a single comprehensive project. It was not possible to fund one without funding the other.
5. Based on Committee recommendations there are \$156,000 of 2018-19 funds currently programmed. These are intended as contingency funds should the projects encounter unexpected expenditures.
6. The Remaining balances for the 2019-20 and 2020-21 program years will be allocated based on applications from subsequent Request for Proposals.

Next Steps

- Notify all applicants of the County’s funding decisions
- Offer unsuccessful applicants an opportunity to debrief their applications including their score. Also, offer technical assistance to help these applicants submit a more complete application next funding cycle.
- Refine the applicant’s scope of work and metrics.
- Execute Interagency Agreements.
- Monitor metrics and expenditures.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the funding source?

\$1,200,000 of County General Funds.

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department’s Strategic Business Plan goals?
 - Sustainable and Affordable Housing
 - Efficient & effective services
- How does this item align with the County’s Performance Clackamas goals?
 - Public trust through good government
 - Ensure safe, healthy and secure communities

LEGAL/POLICY REQUIREMENTS:

N/A

PUBLIC/GOVERNMENTAL PARTICIPATION:

N/A

OPTIONS:

1. Accept Committee recommendations and instruct staff to prepare Agreements
2. Revise Committee recommendations and instruct staff to prepare Agreements
3. Reject Committee recommendations.

RECOMMENDATION:

Staff recommends the Board of County Commissioners accept the Committee funding recommendations and instruct staff to prepare Agreements for Board approval.

ATTACHMENTS:

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Jill Smith @ 503-742-5336

Affordable Housing and Services Fund Funding Recommendations

	Request	Funding Recommendations		
		2018-19	2019-20	2020-21
Set-Aside				
FUSE Analysis	\$150,000	\$150,000		
Strategic Housing Plan			\$75,000	
Shelter + Care	\$95,000	\$95,000	\$100,000	\$105,000
Vet Village Utilities and Maintenance	\$25,000	\$25,000	\$50,000	\$50,000
HACC Development Manager	\$150,000	\$150,000	\$150,000	\$150,000
Application				
New Development				
Next Step Strategies, Inc.	\$337,000	\$0	\$0	\$0
Sole Proprietorship to provide low income housing	\$40,000	\$0	\$0	\$0
Safety Off the Streets				
Love's Tranquil Haven Total	\$200,000	\$0	\$0	\$0
New Thought Center for Spiritual Living Total	\$50,000	\$0	\$0	\$0
Providence Health & Services - Conestoga Huts	\$77,250	\$77,250	\$0	\$0
Resident Services				
Home Forward	\$95,000	\$95,000	\$100,000	\$102,000
Mental Health Association of Oregon	\$94,925	\$94,925	\$94,925	\$94,925
The Heart of the City	\$85,000	\$0	\$0	\$0
Houseless Services				
Bridges to Change	\$78,270	\$78,270	\$0	\$0
Clackamas Service Center	\$100,000	\$95,000	\$100,000	\$105,000
Clackamas Women's Services	\$95,000	\$95,000	\$100,000	\$105,000
Community Alliance of Tenants	\$95,000	\$0	\$0	\$0
Providence Health & Services - Outreach Coordinator	\$87,650	\$87,650	\$92,650	\$97,650
The Father's Heart Street Ministry	\$95,000	\$0	\$0	\$0
Veteran Services				
Do Good Multnomah	\$20,833	\$0	\$120,000	\$125,000
Fort Kennedy	\$20,833	\$0	\$0	\$0
TOTAL	\$1,991,761	\$1,043,095	\$982,575	\$934,575

Affordable Housing and Services Fund Proposal Descriptions

1. Bridges to Change - Intensive Outpatient with Supportive Housing (HOU)

Bridges to Change's (BTC) goal is to establish an Intensive Outpatient with Supportive Housing program in Clackamas County to mirror the programs already operating in two other counties. This project would fund the start-up costs of one house for 10 individuals that would be served at ASAM Level 2.1 Care. Called Intensive Outpatient Services for adolescents and adults, this level of care typically consists of 9 or more hours of service a week or 6 or more hours for adults and adolescents respectively to treat multidimensional instability.

2. Clackamas Service Center - Transitional Housing Rapid Response and Enhanced CSC Site Services (HOU)

Project would fund 2 types of activities; Transitional Housing Rapid Response creates a fund to help pay the first month of rent, the last month of rent, and the security deposit to house homeless individual/families; and Enhanced Onsite Services allows the Center to offer showers and clothing/hygiene closet access more frequently by extending shower monitor hours, enhancing onsite laundry capabilities, and adding an additional shower and clothing/hygiene closet day each week.

3. Clackamas Women's Services - Transitional Housing for Survivors of Domestic and Sexual Violence (HOU)

Enhances Clackamas Women's Services Shelter and Housing Program's ability to mitigate the risk of homelessness for vulnerable members of the county through the provision of emergency motel vouchers for at least 85 low-income and high-risk households during each year of funding.

4. Community Alliance of Tenants - Tenant Education, Protections and Safe Housing Project (HOU)

Assists tenants at risk of displacement/homelessness by providing support to low-income renter households through a Renters' Rights Hotline, access to tenant protections team, and the Safe Housing Project for three years. From the hotline and/or from outreach activities performed in the first several months of the program, these funds will support 20-30 households in the Tenant Protections Team Program prioritizing families experiencing evictions, displacing rent-increases, and/or uninhabitable conditions due to disinvestment.

5. Do Good Multnomah - Do Good Veteran Services (VET)

Provision of services with a goal to build a comprehensive and supportive Veteran Community at the under construction Pleasant Ave. Veterans Housing project in Oregon City. Do Good will work with community partners to create a welcoming environment for all Veterans, particularly Veterans from over-represented and underserved communities such as Veterans of color, Native American Veterans, Female identifying Veterans and Veterans in the LGBTQ community. Do Good will provide individual case management and will identify strong Veteran Mentors in the community to aid in the following areas/ peer lead programs: Alcohol and Drug Support

Affordable Housing and Services Fund Proposal Descriptions

Groups; PTSD Support Groups; MST Support Groups; Employment/ Education Support Groups; Volunteer Groups.

6. Fort Kennedy - Fort Kennedy (VET)

The Veterans' Drop-In Center, also called Fort Kennedy, provides Clackamas County area and surrounding vicinity veterans a needed place to gather and meet with their peers. These funds will expand the services at the Drop-in Center by developing a program of strengths-based systems of accountability to ensure Pleasant Avenue Veteran Housing Project residents have the structure and support needed to be successful in their new homes. The new Program includes: 90 day S.M.A.R.T. goals collaboratively developed by client and Fort Kennedy that address key transition domain areas of the veteran's life (e.g., mental health, relationships, employment, etc.); Monthly one-on-one check ins to discuss progress on goals; Monthly peer group meeting/community building (e.g., outing, volunteer, etc.); Regular communication with other vital points of contact including: Clackamas County, Northwest Housing Alternatives and/or other veterans organizations; Accessibility of ongoing and regular skills/job training opportunities; Define an expectation for communication, whether that is by phone, email, or in person.

7. Home Forward - Resident Services Coordination (RES)

Provision of Resident Services to individuals and families that reside in Housing Authority of Clackamas County public housing units. Service coordination centers on building and sustaining trusting relationships with the individual resident and the communities they call home. Likewise, building trust with property management, the existing service coordination staff, as well as community partners adds to the capacity of ensuring housing stability for the households we serve. Home Forward Resident Services program will focus on the following objectives: Housing Stability; Economic Stability and Self-Reliance; Promoting Quality of Life; Advancing Young People; Community Building. Funding is for 3 years.

8. Love's Tranquil Haven - Safety off the Streets/Love's Tranquil Haven (SOS)

The grant funds will be used to expand an existing home and property to make space for 2 shelter beds, assisting up to five households per year. In Addition providing shelter, the owner would also provide Personal Care Advocacy Services, assessment of physical health, mental health, dental health, vision, mobility, ability to manage ADLs, nutritional status, and financial needs. Referrals to appropriate services and assistance with paperwork and accessing needed services.

9. Mental Health Association of Oregon - Peer Delivered Resident Services (RES)

Provision of Resident Services to individuals and families that reside in Housing Authority of Clackamas County public housing units through Peer Services. Peer Support Specialists/Recovery Mentors will offer a variety of services and supports to individuals that may include: Peer-led facilitated groups; assistance and support with re-entry, recovery;

Affordable Housing and Services Fund Proposal Descriptions

assistance and support accessing and navigating substance use, child welfare, and mental health services; Crisis Support; support in developing community roles/natural supports; learning and practicing self-advocacy; support with reconnecting/visiting with family/children; supporting successful outcomes with MH/Drug/Family Drug court appearances, probation, and parole; support when/where needed in navigating any systems involvement and resource connection; support with physical health related goals and connecting to community resources and programs that work toward this aim; Education and employment support.

10. New Thought Center for Spiritual Living - Parsonage House (SOS)

New Thought Center for Spiritual Living has a house that was damaged by flooding. Funds would be used to rehabilitate this house which would then serve as a shelter for up to 30 people per year. Once the house is complete the organization would look to either have the Women's transition project move in to operate the house, or apply for other grants to a new program.

11. Next Step Strategies, Inc. - WeLIFT (We Encourage Low Income Functional Transition) (NEW)

Funds would be used to build a congregate community called WeBUILT (We Build Unique Independent Lives Together). Currently 1 of 11 duplexes has been built and occupied. The grant funds will be used to underwrite the cost of three 2-person units and will provide up to 10 years of housing, job development and community support for up to 6 individuals. The target population are individuals who need support to gain independence in housing, work and social/community building.

12. Providence Health & Services, Regional Behavioral Health - Providence BOB Hut Outreach (In Conjunction with Hut Program Application) (HOU)

Providence Better Outcomes thru Bridges (BOB) Program identifies those most vulnerable patients in Clackamas County through frequent emergency department utilization and houselessness. The BOB Program attempts to reduce the barriers of access to coordinating primary care, the trauma of housing insecurity and overall wellness through a relationship-based model of care management including housing support. Funds will be used for an Outreach Specialist who will 1) Connect directly with individuals who meet the program criteria of a minimum of 20 ED visits within 12 months or 6 visits within 6 weeks and a Behavioral Health and/or Substance Use condition; 2) Provide care coordination for individuals who already have identified community case management by bringing community partners together to work on a collaborative wellness plan; and 3) Focus on cultivating new and existing community partnerships to reduce barriers to housing and improve health and wellness for individuals to access services, including emergency, short term and long term housing.

13. Providence Health & Services, Regional Behavioral Health - Providence BOB Hut Program (In Conjunction with BOB Outreach Application) (SOS)

Affordable Housing and Services Fund Proposal Descriptions

The Providence Better Outcomes thru Bridges (BOB) Outreach Specialist (application #12) will case manage participants temporarily living in Conestoga Huts. Working with the Clackamas County faith community and/or participating businesses these Huts will be placed on various church and/or business properties in Clackamas County. Grant funding will allow for hut building materials, coordination for volunteers to build the huts, sanitation services and assistance in developing community partnerships that will place the huts on their the land. The total number to be built will be based on land availability, church and/or program participant recruitment. A portion of the huts will be dedicated for people discharging from Providence Milwaukie and/or Willamette Falls Hospitals.

14. Sole Proprietorship to provide low income housing - Conversion of existing bedroom into a low rent apartment for older single or older couple. (NEW)

Rehabilitation of an existing home involving the conversion of an unused large bedroom with attached bath, into a studio apartment with a private entrance. Rehabilitation includes shower installation, kitchenette, and entry door installed where there is currently a window. The objective is to provide a private, quiet, safe, accessible housing to a single, low-income senior or couple.

15. The Father's Heart Street Ministry - The Father's Heart Street Ministry (HOU)

Provision of services to houseless individuals in Clackamas County. Funds will be used to create an Individual Development Program that provides participants with an individual recovery plan and an assigned mentor to help with implementation, progress assessment and achieving final outcomes. Services include: communication with housing service organizations; transporting and supporting individuals looking at possible housing; providing transportation from hospital to hotels for respite; arranging for housing service appointments to meet with people at The Fathers Heart Day Center; transporting and supporting people through the process of applying for their Oregon State ID; making sure people have the clothing necessary for the right appearance at employment interviews, employment, and applying for housing.

16. The Heart of the City - Heart of the City (RES)

Providing resident services at HACC public housing properties. Their program is as follows: 1) When a client comes in, have them fill out a Resource Request Form to start the process. 2) Then they are contacted to schedule an appointment for an Intake (interview), which is where they are asked to provide their information, verification of employment and housing. At this meeting questions are asked to help evaluate their mental health; 3) Their case is evaluated, which can take 3-4 days. This includes assessing what other resources and referrals can be brought in; 4) An assistance plan is developed. At this point they are informed that assistance is only proved once a year.