

**CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS**  
**Sitting/Acting as (if applicable)**  
**Policy Session Worksheet**

**Presentation Date:** 9/25/18 **Approx Start Time:** 1:30 pm **Approx Length:** 1 hour

**Presentation Title:** Housing Policy Level Proposal, (Housing) Status Update

**Department:** Health Housing and Human Services

**Presenters:** Richard Swift, H3S Deputy Director      Jill Smith H3S Deputy Director

**Other Invitees:**

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD? None, this report is to provide an update on the pending RFP process

EXECUTIVE SUMMARY:

Unfortunately Clackamas County and the region is facing an affordable housing crisis as indicated by the following data points.

- Between 2015 and 2017 the Point in Time Homeless count showed
  - 43% increase in chronically homeless
  - 15% increase in veterans experiencing homelessness
  - The total homeless counted in 2017 was 2,293 compared to 2,196 in 2015.
- In 2017, 1,168 homeless children were counted by Homeless School Liaisons within the school districts.
- A recent survey conducted by the Clackamas County Children's Commission for Head Start Programs found that of the 628 preschool children actively enrolled, 401 or 65% of them were experiencing homelessness.

In recognition of this alarming trend and an understanding of the trauma being experienced by those afflicted, the Clackamas County Board of Commissioners has established the Affordable Housing and Services Fund – an annually renewing \$1.2M fund meant to better support the affordable-housing crisis in our community. A portion of this funding was pre-approved for specific expenses that would not be included in the RFP process described below. Those expenses are outlined on the budget attached. Staff have been meeting regularly to prepare for the publication of an RFP seeking creative solutions from our community partners as we work to slow this trend.

**Goals of the fund**

- Begin to provide small investments (gap funding) to incent affordable housing development, both new and existing.
- Begin to provide small investments to help preserve existing affordable housing.
- Begin to provide funding to incent the development of safety off the streets alternative housing such as shelters or tiny homes to relieve the suffering of our neighbors, including veterans, who live on the streets or other places not meant for human habitation.
- Begin to make small investments in local nonprofits that will encourage a greater nonprofit presence within the County and result in greater capacity to serve our most vulnerable residents.

**Guiding Principles were established at the time the fund was created and will be shared with applicants. All funded applications must directly align with the Guiding Principles.**

- Investments must be long lasting and/or make a large impact.
- Strategic planning, ongoing analysis, and reporting must be a guiding priority.
- Flexibility must be retained to impact regulatory reform and be responsive to opportunity.
- Investments must be directed toward residents who are most vulnerable to the market forces at work.
- Existing funding must be leveraged whenever possible in partnership with the nonprofit and for-profit community.
- In accordance with LEAN business practices there is a commitment to Plan, Do, Check and Act continuously.

**An outline of Project Categories to be included in the RFP includes:**

#### **Development or Preservation of Housing**

Clackamas County is interested in having shovel ready projects (construction ready within six months) apply for up to **\$300K** in gap funding. Points will be awarded based on the following:

- Most leveraged project
- Number of units to be developed
- Most vulnerable population to be housed
- Applicant experience developing affordable housing
- Demonstrated ability to provide outcome data to the County as required
- Willing to work with Public and Government Affairs (a Division within Clackamas County) to ensure the story of how funding is utilized is shared with the community at large.
- Creative idea or novel approach

#### **Safety Off the Streets — Immediate Temporary Housing**

Permanent affordable housing will take time to develop, but safe shelter to reduce human suffering is needed now. Applications for alternative housing types such as shelters, tiny homes, and other creative proposals will be considered for up to **\$200K** in funding. *Projects submitted in this category must also include characteristics of and be submitted in one of the Services categories.*

Points in this category will be awarded based on the following:

- Most leveraged project
- Number of houseless individuals to be served
- Demonstrated ability to provide outcome data to the County as required
- Willing to work with Public and Government Affairs (a Division within Clackamas County) to ensure the story of how funding is utilized is shared with the community at large.
- Creative idea or novel approach

#### **Services: Resident Services and Houseless Services**

##### **Resident Services**

**Up to \$150K** will be awarded to an agency to provide resident services to vulnerable people residing in Public Housing and housing for previously homeless veterans helping them with skill building and stabilization. Culturally specific organizations are encouraged to apply.

Culturally specific organizations are those that demonstrate intimate knowledge of a cultural community's lived experience, cultural practices, health and safety beliefs and practices, positive cultural identity/pride/resilience, immigration dynamics, religious beliefs, etc. — and that adapt their services to those cultural norms.

Creative ideas and novel approaches are encouraged.

## Houseless Services

**Up to \$100K** will be awarded to an agency to provide services to vulnerable people who are currently houseless, with a high priority that they are placed in either temporary shelter or permanent affordable housing.

Creative ideas and novel approaches are encouraged.

### Award Information

With a goal of funding one in each area indicated above. If eligible applications are not received in every category, funding will be shifted into other categories to ensure all available funding is expended by the end of each fiscal year. Nonprofit service providers will be eligible to apply for up to three years of ongoing funding if they continue to meet performance requirements.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget?  YES  NO

What is the cost? \$1.2 M

What is the funding source? General Fund

### STRATEGIC PLAN ALIGNMENT:

How does this item align with your Department's Strategic Business Plan goals?

- H3S established specific Strategic Results through the Performance Clackamas process the first of those is Housing and states: Clackamas County residents will experience opportunities for safe, stable, and affordable housing as evidenced by:
  - By 2022, two thousand housing units affordable to lower and moderate income household will be built and occupied within Clackamas County
  - By 2022 50% of low income housing unit resident's will have access to supportive services.

How does this item align with the County's Performance Clackamas goals? This initiative and work directly aligns with the following: Ensure Safe, Healthy and Secure Communities

- A focus on the well-being of all our families and communities reflects the best of our character. Investments in providing services to those needing care, addressing hunger and homelessness, and lowering the crime rate are key to making our community safe. These efforts combined with success in creating jobs will give definition to the county's efforts to alleviate poverty and will help ensure the safety, health, and security of our residents.

- LEGAL/POLICY REQUIREMENTS:

**PUBLIC/GOVERNMENTAL PARTICIPATION:** An RFP is scheduled to be widely distributed seeking responses from the community at large. Responses will be reviewed and scored by a committee consisting of members of the Affordable Housing and Homelessness task force and members of County staff. The scoring committee will request staff to present funding recommendations to the Board of County Commissioners based upon results of the review process.

OPTIONS: This is an update.

**RECOMMENDATION:**

ATTACHMENTS: Affordable Housing and Services Fund Budget

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, or Vahid Brown at 503 742-5345

Affordable Housing Services Fund Budget

	<b>FY 18.19</b>
<b>PLP set aside</b>	
Frequent User System Engagment Analysis	\$ 150,000
Shelter + Care (case management for existing HUD grant)	\$ 95,000
Vet Village Utilities and Maint	\$ 25,000
HACC Development Mgr	\$ 150,000
<b>PLP Set Aside Total</b>	<b>\$ 420,000</b>
Resident/Veterans Services	\$ 150,000
Houseless/Prevention and Placement	\$ 100,000
<b>Services Total</b>	<b>\$ 250,000</b>
Housing Development	\$ 300,000
Safety off Streets Housing	\$ 200,000
<b>Housing Total</b>	<b>\$ 500,000</b>
<b>Non-Dedicated Total</b>	<b>\$ 30,000</b>
<b>RFP TOTAL</b>	<b>\$ 1,200,000</b>