

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Sitting/Acting as (if applicable)

## Policy Session Worksheet

**Presentation Date:** 12/15/2020

**Approx. Start Time:** 2PM

**Approx. Length:** 30 min.

**Presentation Title:** Veterans Village Pilot Program Assessment

**Department:** Health, Housing & Human Services

**Presenters:** Rich Swift, Director of Health, Housing & Human Services

Vahid Brown, H3S

Emily Klepper, County Administration

**Other Invitees:** Dan Johnson, Director of Transportation and Development

### WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Receive an update on outcomes and costs associated with the Clackamas County Veterans Village pilot program; give direction regarding the future of the program.

### EXECUTIVE SUMMARY:

In October, 2018, Clackamas County began operation of the Veterans Village as a pilot transitional shelter community program. This program was enacted in alignment with the County's strategic goal of ending veteran homelessness. The two year pilot period having passed, the Board of County Commissioners asked for a review of program outcomes and associated costs.

The program is staffed by Do Good Multnomah, a homeless services non-profit, through a contract with H3S. The Veterans Village is sited on a property owned by the Development Agency, leased to H3S up to October of 2021. The Development Agency has indicated a willingness to extend the lease on the property for the Veterans Village program.

#### Outcomes

Over the course of the pilot period the Veterans Village has served 55 veterans experiencing homelessness. Of this 55, 19 are current participants at the Village; 26 have transitioned to permanent housing (16 into supportive housing programs); and 10 exited the program. The 2019 Point-in-Time Count found a fifteen percent reduction in the number of veterans experiencing homelessness in the County. The number of veterans experiencing homeless on the By Name List maintained by the Homeless Veterans Coordination Team was 59 as of November 2020, a 35% decrease from the previous year. The Veterans Village clearly contributed to these reductions.

Thanks to a partnership with the Home Builders Foundation, nine new sleeping pods were added to the Village, an in-kind contribution with an estimated value of \$165,000. All pods now have electricity and therefore heat. At current staffing levels Do Good Multnomah is able to accommodate 19 participants at a time, up from the original 15.

For additional information on in-kind donations, community partnerships, participant demographics, and individual success stories, please see the attached Veterans Village Pilot Report.

#### Costs

The total costs associated with the establishment and operation of the village pilot program, including site work, purchase of modular buildings, building and siting of the sleeping pods, and program-related costs including services contracts with Do Good Multnomah and maintenance, were \$1,818,560.26. A detailed breakdown of costs is provided in an attached memorandum. Note that the costs expended by the Development Agency listed in the memorandum were not for the sole purpose of preparing the site for the Veterans Village but were necessary expenditures to make the property developable in the future.

**FINANCIAL IMPLICATIONS (current year and ongoing):**

NOT SURE WHAT TO PUT HERE

Is this item in your current budget?  YES  NO

What is the cost? Annual estimated cost to maintain program, as is \$187,080

Estimated cost to expand to thirty pods: \$302,000

What is the funding source? Affordable Housing and Services Fund; potential for use of Supportive Housing Services measure funds.

**STRATEGIC PLAN ALIGNMENT:**

- How does this item align with your Department's Strategic Business Plan goals?  
Individuals and families in need are healthy and safe  
Improved community safety and health  
Efficient and effective services
- How does this item align with the County's Performance Clackamas goals?  
Ensure safe, healthy and secure communities

**LEGAL/POLICY REQUIREMENTS:**

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

H3S  
DTD  
BCC  
PGA  
County Counsel  
Do Good Multnomah

**OPTIONS:**

1. Continue the current operation of the program, negotiating an extension of the lease with the Development Agency while exploring options for the County, through H3S, to purchase the property for continued use for the program.
2. Direct H3S to explore expanding the program to the full 30 pods as per the site design and pad preparation. This would also entail negotiating an extension of the lease with the Development Agency while exploring options for the County, through H3S, to purchase the property for continued use for the program.
3. Terminate the program at the close of the current lease in October, 2021.

**RECOMMENDATION:**

Staff recommends that the Board continue the current operation of the program, negotiating an extension of the lease with the Development Agency while exploring options for the County, through H3S, to purchase the property for continued use for the program.

**ATTACHMENTS:**

Veterans Village Pilot Report  
All Costs Associated with Veterans Village memorandum

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_  
Department Director/Head Approval \_\_\_\_\_  
County Administrator Approval \_\_\_\_\_



# MEMORANDUM

DATE: November 25, 2020

TO: Richard Swift, H3S Director

FROM: Steve Kelly, CD Project Coordinator

CC: Rodney Cook, H3S Deputy Director  
Mark Sirosis, CD Manager

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RE: **All Costs associated with the Veterans Village from 2016-2018**

**Address Location: 16575 SE 115<sup>th</sup> Avenue, Clackamas, Oregon 97015**

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Per your request the Community Development office has gathered all available costs information associated with the Veteran's Village from 2016-2018. Please see below for the various categories:

A. Clackamas County Board of County Commissioner Staff/ Summary of Expenditures:

1. 2 Modular Buildings (Kitchen/Lounge and Laundry/Office/Restrooms).....	\$226,040.00
2. SUBCOM Excavation Original Construction Contract related to Site Work.....	\$444,645.00
3. SUBCOM Excavation Change Orders (1, 2, and 3) related to Site Work.....	\$ 55,185.00
4. Facilities Cost (moving Pods, misc. activities).....	\$ 45,099.00
5. Pod Work and Landscaping for Site (gutters, outfitting with supplies, paint)..	\$ 50,000.00
6. AKS Engineering Consulting Contract for Site Services.....	\$ 41,050.00
7. Board of County Commissioners Miscellaneous Project Expenses.....	\$ 37,981.00
A. Subtotal of Items 1 and 7:.....	<b>\$900,000.00</b>

B. Clackamas County Health, Housing and Human Services/ Summary of Expenditures:

1. Do Good Incorporated Site Services Contract FY 2018/19.....	\$139,858.00
2. Do Good Incorporated Site Services Contract FY 2019-20.....	\$149,632.00
3. Do Good Incorporated Site Services Contract FY 2020-21.....	\$ 28,380.00
4. Housing Authority of Clackamas County Maintenance Work FY 2018-19.....	\$ 11,708.82
5. Housing Authority of Clackamas County Maintenance Work FY 2019-20.....	\$ 13,944.34
6. Housing Authority of Clackamas County Maintenance Work FY 2020-21.....	\$ 3,944.04
7. Street Lighting Added.....	\$ 49.01
8. Electrify Each of the 15 Pods.....	\$ 21,992.50
B. Subtotal of Items 1 to 8:.....	<b>\$369,508.71</b>

C. Clackamas County Development Agency/ Summary of Expenditures:

1. Demolition of the Single Family Dwelling adjacent to Vet. Village.....	\$ 26,277.00
2. Utility Line Extension Design.....	\$ 26,032.00
3. Utility Line Plan Review Fees.....	\$ 8,105.00
4. Utility Line System Development Charges.....	\$ 39,179.00
5. Utility Line Extension Construction (Sewer Line in R-O-W).....	\$265,518.00
6. Property Line Adjustment.....	\$ 315.00
<u>7. Security Fencing.....</u>	<u>\$ 565.00</u>
<b>C. Subtotal of items 1 to 7:.....</b>	<b>\$365,991.00*</b>

D. Clackamas County Community Development Division/ Summary of Expenditures:

1. Planning and Administration for Project.....	\$146,885.82
<b>D. Subtotal of Item 1:.....</b>	<b>\$146,885.82</b>

E. Clackamas County Water Environmental Services & Depart. Trans. Dev./ Summary of Expenditures:

1. Water Environmental Services Sewer Dev. Charges.....	\$ 25,052.50
2. Department of Transportation and Development Sewer Dev. Charges.....	\$ 5,467.77
<u>3. Permit Fees waived for item 1 and 2.....</u>	<u>\$ 2,759.46</u>
<b>E. Subtotal of Items 1 to 3:.....</b>	<b>\$ 33,279.73</b>

F. Clackamas County Planning and Zoning/ Summary of Expenditures:

1. Conditional Use Permit.....	\$ 2,316.00
<u>2. Engineering Conditional Use Permit.....</u>	<u>\$ 579.00</u>
<b>F. Subtotal of items 1 and 2:.....</b>	<b>\$ 2,895.00</b>

**All Clackamas County Departments Figures Items A. through F. Total: .....\$1,818,560.26**

G. Veterans Village Site: 16575 SE 115<sup>th</sup> Avenue, Clackamas, Oregon 97015

Owner: Clackamas County Development Agency

Clackamas County Taxation and Assessment Office Land Values for 3 years:

1. 2018 Land Value.....	\$ 642,919.00
2. 2019 Land Value.....	\$1,160,582.00
3. 2020 Land Value.....	\$1,255,102.00

H. Adjacent Site (Easterly): 16590 SE 114<sup>th</sup> Avenue, Clackamas, Oregon 97015

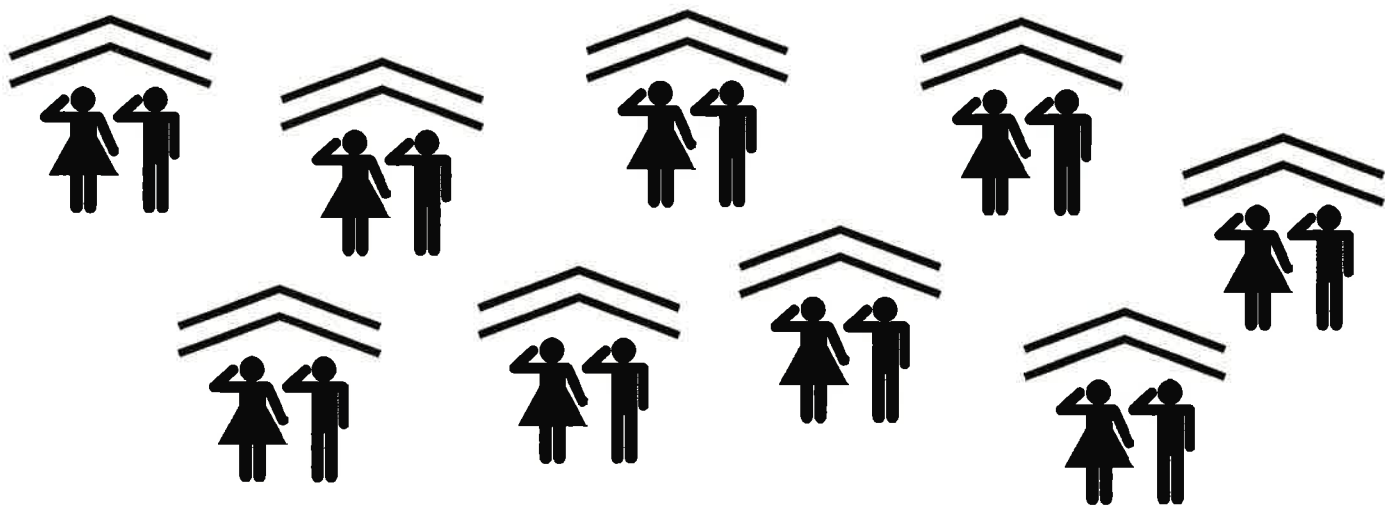
Owner: Clackamas County Development Agency

Clackamas County Taxation and Assessment Office Land Values for 3 years:

1. 2018 Land Value.....	\$ 522,201.00
2. 2019 Land Value.....	\$ 482,821.00
3. 2020 Land Value.....	\$ 266,882.00

\*Note that the costs expended by the Development Agency listed in the memorandum were not for the sole purpose of preparing the site for the Veterans Village but were necessary expenditures to make the property developable in the future.

# VETERANS VILLAGE PILOT REPORT



Prepared For: Clackamas County; The  
Do Good Multnomah Board

Prepared By: Do Good Multnomah: C.  
Aiosa; A. Hernandez; J. Fisher; J. Kelton



*November 2018 Veterans Village opened with the intent of serving 15 individual veterans that were experiencing houselessness. Do Good Multnomah was contracted to serve these veterans and provide supportive services in hopes of transitioning veterans from houselessness to permanent housing. This program is a 02 year program.*

## **Pods and Upgrades**

End of first Quarter, 2020, Do Good Multnomah (DGM) had 9 more pods come on line that allowed Veterans Village to serve an additional 04 veterans at a time, bringing the total 19 vets vs 15 from the start of the program. This also allowed the contract with Clackamas County to add an additional staffing position to better serve the larger number.

These extra pods were able to be added with the help of a DGM partner, Home Builders Foundation. There are now 24 total, working pods and an additional 02 pods that will be usable by January 2021. The estimated total value for the additional pods is \$165,000. The majority of the participants are staying in the new pods. Electrical and moving cost estimated value is \$5,000 per pod (\$55,000 total).

With DGM's partnership with HBF, the Village received \$75,000 in grant monies that was used to upgrade pods, build raised flower beds, plant flowers, etc.

## **Food, Other In-Kind Donations, and Projects**

2018:

- Flag Pole
- American Eagle Garden
- AMEN Partnership

2019:

- Electricity - County
- Gazebo - Home Depot
- Black Berry Bushes Removed - Home Depot
- Fridges - Lowes
- Large Freezer - Lowes
- Chicken Coop - Lowes
- Seconds Office - Clackamas County
- 6 New Pod - HBF
- Ducks and Chickens - Do Good
- Imperfect Produce - Do Good

- Van Donated to Do Good to use at Vet Village - Private Donor

2020:

- Plants (Beautification) - HBF
- Planter Boxes - HBF
- Washer/Dryer x2 - HBF
- Additional Budget for extra Staff to Support 19 Villagers
- 5 New Pods (2 still under construction) - HBF
- Raised Planter Boxes - HBF
- Internet - Clackamas County/Do Good
- Black Berry Bushes Removed - Vet Participant Volunteer

DGM was able to partner with Imperfect Produce and now receives 7 - 10 boxes of fresh produce every week for the participants at Veterans Village.

DGM was also able to partner with AMEN, a local food pantry that provides food for Veterans (both active and non-active).

Between these 2 partners and a number of other individuals who drop food off (estimated value of \$150,000 a year) DGM is able to keep all veterans fed.

DGM supports the Vet Village participants with clothing that we receive both at Vet Village and DGM Shelters not in Clackamas County.

### **Total Program Numbers: (November 2018 - November 2020)**

- a. Total Served: 55
- b. Permanent Housing: 26
  - i. (PSH: 16)
- c. Average Stay: 263
- d. Longest Stay: 761
- e. Exited: 10
  - i. 3 individuals did not meet probation (30 days or less) due to not meeting the village guidelines (drugs, alcohol, violence, safety, etc.).
  - ii. 1 individual was exited due to not meeting the veteran requirement. This individual was exited to another Do Good program.
  - iii. 5 individuals were exited due to not meeting the village guidelines (drugs, alcohol, violence, safety, etc.)
  - iv. 1 individual left without any communication with staff or fellow participants (unknown).
- f. Current Participants: 19

## Yearly Breakdown

- a. 2018
  - i. Veterans Served: 17
  - ii. Veterans Housed: 03
- b. 2019
  - i. Veterans Served: 32
  - ii. Veterans Housed: 15
- c. 2020 (YTD)
  - i. Veterans Served: 31
  - ii. Veterans Housed: 08

## Individual Stories & Successes

*A Veteran came into Veterans Village June of 2019. His largest barrier was credit (~550) and a large amount of debt. With DGM's support, the veteran was able to get his credit score to ~750, and in late October of 2020, this veteran put an offer on a house that was accepted, and will be moving into his own home for the first time in years.*

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*A male veteran found his way to Veterans Village due to Domestic Violence. This veteran had nothing because he left an abusive relationship. Through this program, he was able to find safety. Veterans Village was able to provide a healing environment. The reason this environment was able to provide a peaceful atmosphere is largely due to the location - not being within a busy city. He was able to start his healing and moved out in August of 2020. He now volunteers to pick up food donations and cooks large meals for all the vets and Veterans Village a couple times a week.*

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*A 70+ year old Veteran living in his van due to being evicted found himself at Veterans Village. This Veteran was able to obtain permanent housing at Clayton Mohr and later was able to secure a home in Arizona with his daughter and grandchildren.*

All Veterans get assistance in obtaining the following to best secure future benefits and support from the VA, Government, and other Veteran Services.

### Documents

- DD214 or Equivalent
- Birth Certificate
- ID
- Social Security Card

### Health Care (Enrollment)



## **Partners**

- AMEN - Provides Pantry Food
- Home Builders Foundation - Provides Improvements and pods
- Imperfect Produce - Provides Fresh Produce
- The Grange (multiple locations) - Provides Meals, Clothing, misc
- Veterans of Foreign Wars (VFW) - Provides Resources, Clothing, misc
- Lowes - Appliances
- Home Depot - Misc Tools, Beautification
- NW Veterans MC - Paper products (plates, utensils, toilet, etc.)
- The Elks - Food and General Donations

## **Site Visits**

- Agape Village Founders Visit - Village
- Deschutes Commissioners - Village Project
- Newberg Mayor - Village Project
- University of Toronto - Success & Study
- Tiny Home Coalition - Highlight
- Providence Hospital - Village Project
- Cedar Hill
- Regional Director of VA Mental Health and Homeless
- Central Oregon Veterans Outreach
- Bend - Tiny Home Village Project
- Anchorage Museum
- Multiple Philanthropists looking to further the Mission of Do Good and projects like Veterans Village.

## **Demographics**

### **Gender**

- Male: 50
- Female: 5

### **Race/Ethnicity**

- American Indian/Alaskan Native: 1
- Asian: 0
- Black/African American: 3
- Hispanic/Latino: 2
- Native HAW/Pacific Islander: 0
- White: 49



*Changing the way we serve  
houseless Veterans*

## Veterans Village

	19 Pods	26 Pods	30 Pods	Notes
Revenue	FY20	FY21	FY22	
Affordable Housing Policy Level Proposal	\$169,632	\$242,500	\$242,500	
Expenses				
Staffing	\$149,632	\$217,500	\$272,000	
Maintenance	\$20,000	\$25,000	\$30,000	
Equipment: new pods/delivery/electrical	\$0	\$0	\$30,000	Possible In-Kind Donation from Home Builders Foundation
Total Expense	\$169,632	\$242,500	\$332,000	
Surplus/Deficit	\$0	\$0	(\$89,500)	

