



Home, Opportunity, Planning, and Equity (HOPE) Advisory Board Meeting Approved Minutes March 24, 2021 from 4 pm to 6 pm ZOOM Meeting



Members Present: Florence Anderson; *Xan Augerot (Commissioner, Benton County); Catherine Biscoe; Karyle Butcher; Bruce Butler; Bryan Cotter; Anita Earl; Joel Goodwin; George Grosch; Barbara Hanley; Aleita Hass-Holcombe; Nicole Hobbs; Christina Jancila* (Business Associate); Pegge McGuire* (CSC); Jim Moorefield* (Co-Chair); Andrea Myhre; Jan Napack* (Corvallis City Council); Reece Stotsenberg* (Co-Chair)

Members Excused: Lennox Archer; Linda Tucker; Charles Maughan* (Corvallis City Council)

Staff Present: Julie Arena (Benton County Health, HOPE Program Coordinator); Suzanne Hoffman (Benton County Health Director); Joe Hahn (Benton County Diversity Coordinator); Paula Felipe (Benton County Public Health, recorder)

*Executive Committee Members.

- I. **Welcome and Introductions.** Reminders of the Agreement and Culture, such as inclusivity, kindness, and respect.
- II. **Public Comments (limited to 2-3 minutes).**
 - No Comment
- III. **Approval of Minutes: MOTION** was made by Pegge McGuire to approve the February 24, 2021 minutes; Seconded by Jan Napack. **MOTION** passed unanimously.
- IV. **Announcements/Updates:**
 - **Update on Board Membership.** After the April meeting, Nikki Hobbs will be leaving her role on the HOPE Advisory Board. She will be heading to graduate school for a Master's degree in Public Health. Welcome to new Board Member Janie Tebeau, who also serves as Second Vice President, NAACP and on Board of Commissioners for the Linn and Benton County Housing Authority.
 - **Community Engagement Update: (Jim Moorefield).** Now that we have a more solid product to look at, we have another opportunity for public to participate and comment. Today's meeting will focus on what is intent of each major recommendation. Are they stated clearly? Does it say what we want or is there anything to adjust? We still need background justification for each one.
 - We have a 3-step process:
 - ✓ 1. Draft document for review through survey monkey;
 - ✓ 2. Public forum for people to comment and focus on listening; focus groups for individuals who have experienced homelessness.
 - ✓ 3. Have regular meeting in April and finish our recommendations.

V. Presentation of Second Draft Policy Recommendations on First Four Priority Topics:

• HOPE TOPIC 1 Draft Policy Recommendations: Strengthen Crisis Response Resources and Improve Care Coordination

- 1. Facilitate and coordinate data improvement efforts with community partners.
 - ✓ Work with providers to improve data collection/tracking and to reduce duplicative data entry and data management. Data collection efforts will include a human services coalition model that is a statewide model: service providers come together to say what their priorities are and how they would implement them. Implementation is recommended immediately and could be accomplished with an existing staff person.
- 2. Work with providers to create metrics for successful program goals to track which services are successful interventions in transitioning people out of homelessness. Implementation can be immediate with existing staff person
- 3. Adopt the Hub Model of care coordination as a framework for doing business that coordinates existing partners.
 - ✓ Hub model of care coordination brings together different providers and partners at routine meetings to address the complex needs of individuals. This model is similar to the Adult Services Team or the Homeless and Vulnerable Patients Workgroup convened by Samaritan.
 - ✓ An “agency navigator” is best to coordinate the Hub Model. This staff position should be full-time and could be a health navigator, case manager, community health worker, or program coordinator. This same staff position is needed to do an assessment of funding streams: with input from city/county and providers, assess all available funding streams coming into Benton County that fund this work to try to blend funding streams.
 - ✓ Implementation: can be done immediately if an existing staff person is available, until an FTE can be budgeted for this role.
- 4. Support co-locating service providers from multiple organizations to decrease the travel and number of different locations people must go to meet their needs.
 - ✓ Having some shared space at one location does not mean that an organization entirely relocates their operation. It means that representatives from different organizations are co-located to coordinate care in one location. (Long-term implementation)
- 5. Allocate local and state resources to programs that support these first four goals:
 - ✓ Collaborating with other providers to improve data collection/tracking and to reduce duplicative data entry and data management.
 - ✓ Working with other providers to create metrics for successful program goals to track which services are successful interventions in transitioning people out of homelessness.
 - ✓ Participating in a hub model of care coordination with multiple providers to stabilize individuals with complex needs with the ultimate goal of stable housing.
 - ✓ Co-locating service providers from multiple organizations to decrease the travel and number of different locations people must go to meet their needs. Having some shared space at one location does not mean that an

- organization entirely relocates their operation. It means that a representative from different organizations are co-located at a resource hub to coordinate care in one location. (Long-term goal)
- 6. Paid, full-time staff are needed as case managers to support people transitioning out of homelessness. Case managers should have commensurate experience and background that reflects the people they are serving from a cultural perspective and based on lived-experience.
 - ✓ County: work with IHN-CCO and Samaritan on workforce capacity for housing case managers, peer support specialists, and social service providers to utilize funding from Medicaid and SAMHSA block grant resources.
 - ✓ County: rural areas outside of Corvallis need additional mobile/regional staff to support people’s housing needs and transition out of homelessness.
 - ✓ City and county work with OSU and LBCC on expanding internship workforce capacity from students.
 - 7. Institute a crisis response team
 - ✓ We recommend a non-police intervention for crisis situations due to homelessness and behavioral health issues. Pursue the feasibility and implementation of a crisis response team. HOPE’s research, data, and community feedback fully support ongoing efforts to implement a Crisis Response Team to redirect calls from law enforcement and provide team partnerships with law enforcement when an officer is necessary.
 - We recognize that ongoing efforts are occurring with the Criminal Justice Systems Improvement project and the Willamette Criminal Justice Council. We recommend continuing to pursue implementation in those existing forums with experts on the topic of crisis response.

FEEDBACK ON HOPE TOPIC 1 – DISCUSSION

Question: how many more case managers are needed? Xan: Provide ranges; specific as we can on capacity. We can discuss in executive committee. George: advisory group members are not in a position to determine how many case managers needed. If need additional case managers, then health depart and service providers can take action. Jan: Should tell them how much funding and why and who recommended and criteria. Andrea: Could say “appropriate” case loads to prevent overload on case managers.

- **HOPE TOPIC 2 Draft Policy Recommendations: Strengthen Crisis Response Resources with a 24/7 Location for emergency sheltering.** **Definition:** a safe place to be 24/7/365 for all populations without housing that respects and addresses the needs of each individual and conducts an initial assessment to enter the client’s data into a data system.
 - An Emergency Sheltering System is needed that has two components:
 - ✓ 1. Emergency sheltering for all populations with onsite resources at any shelter location; and
 - ✓ 2. Resource Center with representation from providers from multiple agencies.
 - **8. Emergency Sheltering System:**

- ✓ Benton County needs an Emergency Sheltering System with onsite resources at any shelter location to transition people out of homelessness with space for warming/cooling from the elements during the day.
- ✓ Individuals are assigned a bed space that is theirs 24/7 while they work with a case manager on transition.
- ✓ Emergency sheltering 24/7/365 with onsite resources is referred to as a “navigation center” in upcoming legislation (HB 2004 and HB 2006, 2021 Session).
- ✓ **Challenges:** Implementing this recommended sheltering system will take time, resources, and political will. There are challenges with identifying one or more sites, concentration of populations living in poverty, and the need for separation of some populations for safety.
- ✓ **Leadership:** there needs to be collaboration of leadership with providers and with the city and county supporting project management for project design and site planning to insure the following issues are addressed:
 - Geographic locations and siting options. Land use planning research is needed to identify all available sites so providers can make informed decisions about locations.
 - Adequate public transportation schedule to support client needs.
 - Service providers must be included as leaders to determine adequate spacing between populations. Suggestions from providers include separate floors, separate buildings, separate sites, and/or microshelter rows for different populations.
 - Capacity is needed to research and explore available geographic areas in Corvallis, the urban growth boundary around Corvallis, and the county areas surrounding the urban growth boundary.
- ✓ **Phased Implementation Recommendations:** all of the components listed below for an emergency sheltering system will take time to be implemented. While the city and county work to build the organizational capacity and sustainable funding to support the long-term vision of implementing these components, the city and county must facilitate and support the enhancement of service capacity at existing locations in the interim.
 - The existing men’s and women’s shelters must be open 24/7/365 with additional service providers meeting onsite to transition them to transitional or permanent supportive housing.
 - In partnership with IHN, Samaritan, and service providers, the city and county or another service provider should facilitate building the capacity for mobile service delivery to distributed microshelters, RV/trailer/car camping, and managed tent camping locations. This mobile service delivery can serve populations both within Corvallis urban growth boundary and the greater Benton County areas that have expressed the need for access to services.
- ✓ **The following three populations need separate sheltering:**
 - Men in congregate sheltering
 - Women in congregate sheltering
 - Non-congregate sheltering for people who cannot be in men/women dorms: non-binary and trans individuals, couples, people who cannot

be in congregate settings due to medical fragility or behavioral health disorders, people with pets, and family units. We recommend single-unit sheltering options, such as motel room style units and/or microshelters, to provide this non-congregate capacity.

- The microshelter design needs to be expanded to accommodate a double bed or bunk beds. (Example: the women's shelter has a successful model of congregate beds and microshelters with daytime indoor living space and a case manager onsite to work on transition.)

✓ **Recommended components of an Emergency Sheltering System:**

➤ **1. Shelter Accessibility:**

- Shelter is accessible 24/7/365.
- Emergency shelter is low barrier upon arrival to get individuals off the street. Options are available, but not required, for individual involvement to support the location while they work on transitioning, such as doing laundry, cleaning, or helping to provide food.
- Necessary components at any emergency sheltering location: walking and biking access, public transportation access, and safety. Safety concerns for everyone involved need to be addressed. Security, lighting, fire code, and immediate access for emergency personnel must be considered.

➤ **2. Shelter Facilities:** necessary services at any shelter location include showers, bathrooms, drinking water, food provided on-site (to minimize need to travel to multiple locations for food), laundry, wifi, lockers for items for those in congregate shelter, mail service.

➤ **3. Shelter Services:** space is designated for providers to meet with clients to work on transitioning out of homelessness and addressing their needs onsite at the sheltering location.

➤ **4. Emergency shelter is temporary and has time limits based on availability of the next transitional option in our community.** The duration of a person's stay will vary based on their needs, their progress with a case manager, and availability of an appropriate transitional or permanent option.

➤ **5. A limited overflow area is needed at any sheltering location for people who show up with a tent or car/RV.** Tent and car/RV camping is time limited, and the individual must engage to transition to another option. RV sites must have gray and black water dump hookups for appropriate hygiene. The overflow area is under the supervision of the host organization.

➤ **6. There must be an area for warming/cooling from the elements** where someone can be 365 days/year who is experiencing homelessness to minimize the need to go to multiple locations throughout the day to stay warm or get cool. The warming/cooling areas are accessible to individuals not staying in emergency shelter.

➤ **7. There must be hygiene facilities, wifi, lockers, and food services that are accessible to individuals not staying in emergency shelter.**

- ✓ **Managed Tent Camping:** the Emergency Sheltering system must include a managed tent camping area with boundaries, amenities, and direct supervision. To transition people out of tent camping, we recommend a managed, emergency tent camping area with time limits for every individual camper with evaluation of that person's progress towards securing transitional or permanent housing on a case-by-case basis. Case management to work on transitioning to stable housing must be provided for all persons. The tent camping is limited in number based on staffing capacity to provide case management. Allowing an area for tent camping will address the safety and environmental health concerns of unmanaged camping and allow for enforcement of illegal tent camping elsewhere.
 - 1. **Definition of managed tent camping:** a specific, designated area where camping in tents is under the direct control of an organization. The organization provides tents and pallets to elevate the tents and is responsible for the condition of tents. The organization designates tent placement with consideration for emergency service accessibility. Campers have access to hygiene, water, trash, and resources.
 - 2. Tent camping is not supported by the public feedback due to concerns of fire, individual safety, community safety, litter, noise, and visibility. Managed and supported camping addresses these community concerns. We recognize that tent camping is illegal, and yet is widespread. (Corvallis chose to cease posting during COVID pandemic, to allow people experiencing homelessness to shelter in place).
 - 3. We recognize there are individuals who will not engage in case management to transition out of homelessness. Appropriate interventions need to be available for those who cannot engage due to behavioral health conditions, such as crisis response and respite. Pretrial justice services and additional jail capacity are needed for those who break the law. (We recognize there are current efforts to improve crisis response, respite, and additional criminal justice services.) For those who refuse to work on transitioning out of homelessness and do not belong in crisis respite or jail, tent camping remains illegal and will once again be posted when the pandemic statewide emergency is lifted.
- ✓ A managed RV, trailer, and car camping area is needed. RV sites must have gray and black water dump hookups for appropriate hygiene. Definition: a specific, designated area where camping in vehicles is under the direct control of an organization. The organization designates vehicle placement with consideration for emergency service accessibility. Vehicle campers have access to hygiene, water, trash, and resources. Mobile service delivery capacity can make it possible to support distributed sites at multiple smaller locations throughout the county.
- ✓ Initial Estimates of Need for Emergency Sheltering: the team working to implement this emergency sheltering system should look at available current and historic data to fine-tune the recommended estimates.

- **Women: 40 congregate beds based on historical data from the women’s shelter.** This estimate includes the existing 20-25 beds at the women’s shelter which may not be able to remain in its existing location and cannot operate 365 days/per year at that location given church needs.
 - **Men: 60 congregate beds based on historical data** from the men’s shelter. This estimate includes the capacity at the men’s location which may not be able to remain in its existing location given flood plain concerns and space constraints.
 - **Non-congregate units** (single-unit occupancy sheltering, for example motel units and microshelters) for couples, parent/child, non-binary and trans folks: 40 units based on HOPE survey data on trans and non-binary needs and feedback from providers regarding couples and individuals with a child. Our system currently has no permanent, non-congregate emergency sheltering for couples, trans or non-binary folks, and families needing low barrier shelter. Some limited microshelter capacity exists for transitional living in microshelters through SafeSpace. CHANCE is providing motel sheltering for 30 hotel rooms with COVID emergency funding. The Budget Inn will be adding 25 non-congregate units in April 2021, but that emergency sheltering will transition to permanent supported housing in approximately 1-2 years.
 - **Managed RV/trailer and car camping:** we do not have a good estimate of this need based on our current data system. At Pioneer Park, 30 applications (representing about 60 people) were submitted. At Pioneer Park, 15 RV spaces and 9 car spaces are being occupied. All 11 spots at the Fairgrounds were full with 21 individuals camping in cars and RVs. Based on these locations alone, at least 40 RV and car camping spaces are needed in Corvallis. The county-wide need is undetermined.
 - **Managed Camping:** between 80-120 individuals are camping in Corvallis close proximity to the hygiene center, on ODOT property, and in the skate park. These estimates may change with more available shelter beds.
- 9. **Facilitate and support the creation of a Resource Center**
 - ✓ **The city and county should facilitate and support the collaboration between the providers who will occupy and manage this Resource Center.**
 - Capacity is needed to research and explore available geographic areas in Corvallis, the urban growth boundary around Corvallis, and the county areas surrounding the urban growth boundary
 - ✓ **The Resource Center should have office space for providers from different organizations to meet with people, enroll them in programs, and work on transitioning out of homelessness.**
 - Office space for service providers like CSC, COG, United Way, BCHD health navigators to enroll people in OHP, housing case managers to work on transitioning people out of homelessness, assistance with

vital records (drivers license, social security card, etc.), assistance with applying for and accessing disability and social security income, job assistance, veterans programs, space for representatives from CARDV, JSYS, COI, Casa Latinos Unidos, Tribal liaison, NAACP representative, etc.

- Ideal location: co-located adjacent to or very near some emergency sheltering. Second best is very short walking distance. Worst-case scenario would be a shuttle system from emergency shelter locations to the resource center.
- Must have public transit, walking, and biking access.

FEEDBACK ON HOPE TOPIC 2 - EMERGENCY SHELTERING SYSTEM DISCUSSION

- Jim: One issue/challenge is the separation of some populations for safety. Earlier drafts explored a village approach. I don't think segregating and creating concentrations of homeless people is appropriate, practical, or healthy for that population to be put in one place. If intent is not to sell us on a single location, so we don't create concentrations of poverty or unmanageable impacts on a single neighborhood, we need a variety of shelter site options.
- Jim: The concept of resource center described as associated with shelter; but in long term, not sheltering all homeless people; so if resource center is not just for people in shelters; talking about concentration of people in one location. Makes me feel uncomfortable: would like some clarity and have more than one site and serve people in dispersed way.
- Joel: Looking for clarification on transitional options. Is managed camping required to be a part of this? Julie: it's more for "emergency" managed camping versus a transitional managed camping, and it is time limited. I think that's the difference.
- Aleita: Reality sets in; moving people to another unmanaged place doesn't help. Need place for services and case management--that sounds more realistic; more than one managed camp.
- Joel: Topic 3 group recommendations refers back to data from community surveys that proposed managed camping was not widely supported by the community. If decision is made to allow managed camping, that seems to contradict it.
- Aleita: Preference is for microshelters; but camping is for overflow.
- George: This is a difficult conversation: we deny reality if we don't have a managed camping site; and camping in other places poses environmental and neighborhood problems. A tent is only a step or tool in toolbox; but important to make impact.
- Jan: If no managed camping, need place for them to go—it is part of a continuum. We have COI and others opening up around city. Could do a virtual resource center; computers linked at good Sam and library to provide access with variety of service providers at resource center.
- Jim: The numbers of homeless are different if men's shelter and women's shelter can handle more capacity. 24/7 shelter then 120 campers is quite a bit less. Would need to be assessed.
- Jim: another intent question: consider scenarios, such as would camping outside of managed system be treated as illegal?
- Jan: Can we assume goals not to have camping; not allowed on public property.
- Jim: This is a significant statement and a stronger case for not allowing camping all over the place and for managed camping. It is spelled out but de-emphasized.
- Jan: Camping and tents are not good way for long-term living.

- Aleita: I feel those statements about posting illegalities does not make the document stronger.
- Julie: The intent of emergency managed camping is to stop unmanaged camping with its problems such as safety, litter, noise, etc.
- Jan: Unmanaged camping is a lose-lose.
- Jim: disagree with Aleita's comment: The community expects us to say something about it, so it is significant to say we want to see a path towards ending camping because we are providing adequate alternatives. We should be clear about our intent and what we are saying.
- Jan: We will hear from the community in April.
- Andrea: Don't think tents are good for people to live in; lots of problems. Torn as a service provider; need to investigate further.

- **HOPE TOPIC 3 DRAFT POLICY RECOMMENDATIONS: Transitional options for stability, safety, and health**

- 10. Prioritize investment based on public feedback and cost effective allocations of limited public resources.
 - ✓ The community supports the following shelter options (beyond just normal brick-and-mortar housing) in the following descending order:
 - Microshelters
 - Emergency shelter
 - RV/car camping
 - Tent camping.
 - ✓ Tent camping is the least supported transitional option from the public feedback due to concerns of fire, individual safety, community safety, litter, noise, and visibility. To transition people out of tent camping, we recommend that, if they are implemented, any transitional tent camping locations have time limits for every individual camper with evaluation of that person's progress towards securing permanent housing on a case-by-case basis. Case management to work on transitioning to stable housing must be provided for all persons at any transitional camping location.
 - We recognize there are individuals who will not engage in case management to transition out of homelessness.
 - Crisis response and crisis respite are needed for those who are unable to engage due to behavioral health conditions.
 - Criminal justice systems improvement is needed to add jail capacity for those who pose a threat to community safety.
- 11. Establish referral pathways to transitional and permanent housing resources for serious criminal offenders (sex offenders, felony convictions, etc.).
 - ✓ For example, a referral pathway from Benton County Parole & Probation to CHANCE to coordinate housing resources. *Note: there is a lack of data on the need for referrals for this population, although it is a known need. Explore and investigate this issue further.
- 12. Communication, Notice, and Community Involvement:
 - ✓ **Routine monthly updates** similar to the Corvallis Sustainability Coalition email updates. These updates should include news and reports about new services, new providers, decisions made on the topic of homelessness, how

to get involved, etc. Regional updates are needed that include all of Benton County.

- ✓ **Quarterly public forum** to provide verbal updates, answer community questions about recent updates, provide dialogue, and have a community conversation beyond the 10 minute comment period at each HOPE meeting. Recommend a minimum two hours.
- ✓ **A notice requirement to neighborhoods and businesses with opportunities for involvement for any new services or new transitional locations approved or funded by the city or county.** The intent of this notice and involvement requirement is to provide ample time and opportunity for community engagement.
 - Organizations funded by the city or county or approved to provide social services or transitional housing must provide routine opportunities for two-way communication and a mechanism to provide feedback for neighbors and nearby businesses. Organizations will forward neighborhood feedback to city and county funders to evaluate future funding decisions and encourage resolving issues with neighbors.
 - Community-wide notice should also be provided in the routine monthly community-wide communication.

FEEDBACK ON HOPE TOPIC 3 – DISCUSSION ON TRANSITIONAL

- Jan: SafeCamp took over a year; communication system is working; integrated within the neighborhood which is critical. Could have dashboard style website.
- Barbara: See some contradiction in terms of the overflow and emergency shelters and tent camping; and similar language in transition. Recommend we remove tent camping from emergency shelter and make inclusionary in transitional. Tent camping is not what public wants; helps us take unmanaged campers and put into spectrum/managed camping. Think in terms of heard at public level; without background we had in drafting this recommendation; it could be confusing.
- Flip: I really don't like tents but I visited safe camp; if we set aside tents can put microshelters in place instead of tents.
- Barbara: If person camping does not have access to hygiene; and now part of safe camp and improvement; next step can we get them into something with locking door.
- Julie noted language is redundant from emergency and transitional portion—thank you.

HOPE TOPIC 4 DRAFT RECOMMENDATIONS: Permanent Supportive Housing (PSH)

- 13. Increase development or acquisition of affordable housing units for permanent supportive housing (PSH)
 - ✓ Increase the PSH units by 20 new units per year for the next eight years to add at a minimum 160 new units of PSH in Benton County. “New” can be new construction or conversion of existing units to PSH units.
 - 1. Develop a framework for awarding funds that encourages, incentivizes, or requires, when possible, a certain percentage of PSH units in housing projects seeking affordable housing funding from the City of Corvallis.

- Establish a consistent resource to help people navigate the process to access social security and disability financial assistance. People with disabilities and elderly individuals are disproportionately represented in the homeless data. Programs like ASSIST and SOAR can be contracted with to expand the resources here to help people access disability and social security benefits.
 - ✓ 3. Engage with culturally specific and culturally responsive organizations to help connect communities of color to rental/income programs and ensure that program parameters are aligned with the needs of communities of color.
 - Establish a consistent resource to coordinate with Tribal Housing Authorities to provide referrals and connect Native American individuals with Tribal resources, such as housing vouchers, assistance, and support services.
- 15. Increase supportive services and stable funding streams to provide services to residents at more affordable housing locations
 - ✓ 1. County facilitate and coordinate collaboration among community partner organizations to expand PSH units as part of their behavioral health responsibility. (Existing providers: DevNW, Commonwealth, Corvallis Housing First, county health staff.)
 - ✓ 2. County facilitate increasing supportive services by leveraging Medicaid funding for non-county staff to provide behavioral health support, case management, peer support, and counseling/medication assistance. Case management is the most critical component to prioritize.
 - County Alcohol and Drug resources can increase their in-the-field work to do diagnoses that will allow for more resources for case management following the 1115 waiver.
 - ✓ 3. County facilitate collaboration with IHN and Samaritan to support more behavioral health services onsite at more permanent supportive housing units.

FEEDBACK ON HOPE TOPIC 4 - DISCUSSION

- Xan: Question: On-going talks about providing incentives to increase permanent supportive housing options. Do we want specific recommendations for city to create financial incentives for developers to include permanent supportive housing in their developments?
- Jim: City has dollars puts in affordable housing; can they incentivize developers for permanent supportive housing. Sometimes city gets requests for larger projects like housing units; may get a request from non-profit for 50 units; can city incentivize developers to include PSH units? We should talk about it some more. Don't know the answer yet.
- Julie: You ended up with "develop a framework for awarding funds that encourages, incentivizes, or requires, when possible, a certain percentage of PSH units in housing projects seeking affordable housing funding from the City of Corvallis. I think at times the City cannot require it because project could lose out on other funding—so leave to experts in community development to consider it.
- Jim: For now, that language will suffice.
- Jan: Thought we had concern about being fair market rent (section 8); part of rural Oregon counties could put limitation. Jim; misunderstanding about fair market rents; calculated based on Corvallis metro statistical area; not about areas outside of Benton county.

- Flip: What is difference between contractor building a permanent supportive house and apartment building?
- Jim: Permanent supportive housing has guaranteed way to pay rent and location of services. Andrea has property that has people living in rooms; another location might be apartments with all units permanent supportive housing; could be a duplex; the issue is not building type; whether it is congregate setting or scattered site or type of building that it works for.
- Flip: If building houses for permanent, smart to push like emerald village to keep rent low.
- Andrea: Permanent supportive housing; if apartment gets section 8 vouchers; rent support comes from federal government or put people in apartment complex who have voucher or applied for voucher and need gap funding; rent cannot exceed amount of voucher. For tiny homes, in order to access rent support, you have to comply with HUD regulations; if no voucher; people don't pay 30 percent of income.
- Flip: push idea that creating smaller homes not generate high rent; create beautiful little places to keep people from falling into gaps.
- Andrea; 15000 for micro shelter and no indoor plumbing.
- Flip: Emerald village as example; if we can incentive builders for smaller houses, if low rent do not have to keep funding/subsidizing it.
- Julie: yes, this flexibility is already included in their recommendation
- Jim: Not either or question; there is a place for it; not instead of other strategies as well; I was in affordable housing my career; sources of subsidies to build below market rents; we should pursue variety of strategies.
- George: In order to keep costs low; need large infusions of cash; private developer not going to do that; cash incentives; want to see more data about that. Market based solutions havne'See what has worked in other places.

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- The last three recommendations apply to recommendations 1-15.
 - 16. **Organizational capacity** is needed to work on and implement these recommendations, and organizational capacity needs to be built within social service organizations to manage and provide the services.
 - ✓ **Paid, full-time staff are needed to work on, coordinate, and implement these recommendations on homelessness (whether that capacity is built internally or contracted out).** No new solutions can be successfully implemented without new staff whose job it is to work on the topic of homelessness. The following functions are needed to implement these recommendations: project management, coordination and outreach, land use planning, grants management (grant writing, contracting, grant administration, oversight, reporting).
 - Specifically, a team is needed to research and pursue sites for emergency and transitional sheltering, permanent supportive housing, and services locations. The type of work that DLR has done for the Criminal Justice Systems Improvement Project is needed to research sites, zoning, and other parameters to provide site-specific options for providers and city/county leadership to make informed choices.
 - ✓ **Invest in building organizational capacity at organizations that can manage all components of these recommendations and work to support and successfully transition people out of homelessness.** Invest in building

organizational capacity by supporting and collaborating with groups that have demonstrated efforts to provide emergency services in Benton County. If no local organizations wish to build and grow organizational capacity, recruit an organization to Benton County who can provide these services.

- Suggestions: expand the capacity of organizations that successfully are stabilizing people by adding microshelters at their locations. For example, Community Outreach Inc. (COI), Corvallis Housing First (CHF), and Safe Place have successful models of housing case management to transition people out of homelessness. Increase their capacity with funding for positions and microshelters at available locations.
- Capacity must be built for organizations to serve Benton County residents outside of Corvallis.
- **17. Funding recommendations**
 - ✓ Explore state, federal, and private funding to expand organizational capacity to work on these topics and to fund the implementation and permanent provision of all these recommended services. In partnership with providers, assess current funding streams to ensure funding is not being taken away from existing services but that additional funding is pursued.
 - Grant writing capacity at the city/county is needed to access additional funds that are available but are not being applied for.
 - County pursue additional funds from Community Development Block Grant in county areas and in partnership with municipalities who have not explored this funding option.
 - County explore Medicaid 1115 waiver funding for housing case managers, SAMHSA funding for transitional housing for individuals with a behavioral health diagnosis who do not fall into the SPMI population, new Transient Lodging Tax funding, and private foundations such as Meyer Memorial Trust, Oregon Community Foundation, McKenzie River Gathering, and Benton Community Foundation.
 - County explore cost/benefit of adopting a Construction Excise Tax. Local jurisdictions can levy a tax of up to 1 percent of the permit value on residential construction, and levy a tax with no cap on the permit value of commercial and industrial construction. For instance, the City of Corvallis levies a tax of 1% on residential construction and 1.5% on commercial and industrial construction. State law governs how the revenue can be used. Some is restricted for uses such as developing affordable housing and providing down payment assistance, and some is unrestricted.
- **18. Legislative Advocacy**
 - ✓ County and City elected officials must advocate for statewide leadership on local requirements for available beds in each county with accompanying state funding to support those required beds. This state requirement and funding is needed to address the migration of people to areas with services from areas with no services.
 - ✓ State and federal funding for all of these topics must be advocated for by city

and county elected officials and by the League of Cities and Association of Counties once these recommendations are adopted.

- ✓ City and County explore partnership with OSU and counterparts in Lane County (Lane, Eugene, Springfield, and University of Oregon) to lobby for a state law allowing local tax revenue from Pac-12 events and on-campus sales to address the affordable housing impacts from the university population. The tax revenue would be split between the universities and the local municipalities to fund subsidized housing for low-income students and affordable housing for the surrounding community.

VI. Community Updates.

- Project Turnkey: Budget Inn opening this month. Tours available: <https://www.signupgenius.com/go/20f094eaaae22a31-tour>
- Andrea shared the link: <https://endhomelessness.org/ending-homelessness/solutions/permanent-supportive-housing/>
- Emergency Service Grant – COVID (ESG-CV) funding: bringing \$2.6 million into Benton County to bolster emergency sheltering, outreach, transitioning people out of homelessness.
- Street Outreach Response Team coming under the umbrella of the Corvallis Daytime Drop-in Center
- Crisis Resource Center and Crisis Response: work continues on developing these concepts and planning programming. Willamette Criminal Justice Council subcommittee, county behavioral health department, and Criminal Justice Systems Improvement work are all collaborating.

VII. Next Steps:

- April 13 from 4-6 pm: community engagement on the final draft of the policy recommendations.
- 4/28 meeting: finalize phased approaches/timelines for these recommendations
- May 20: joint meeting of City and County elected officials.
 - ✓ Executive Committee communicates the recommendations to the City and County elected officials.
 - ✓ City and County elected officials begin the process of reviewing and adopting recommendations.

VIII. Meeting was adjourned at 6 pm.