

# HOPE Advisory Board

March 27, 2024 Public Meeting

Meeting Facilitated by the  
Coordinated Homeless Response Office



# Virtual Meeting Housekeeping

- Please mute your microphone until it is your turn to share.
- All attendees can unmute themselves and choose to be seen visually by clicking “Mic” or “Camera” at the top right of the screen.
- **Public comment:**
  - Type your name into the “Chat” area, say you want to make a public comment, and on what topic. Example: “Julie – public comment – crisis response.”
  - For those on the phone, there will be an opportunity to comment, too.
- **Questions during the meeting:**
  - Type into the “Chat” area.

# Agreements for our culture + conduct:

Fun

Inclusive ✓✓

Humor

Food ✓

Action/roll up sleeves

Change the face of Homelessness

Honesty

Respect ✓

Consensus

Think before you speak

Courtesy ✓

Transparency

Recognize personal bias

Kindness ✓

Time management

Concise communication

Open minded ✓

Opinions matter

Data driven

Do your homework!

Patent

Authentic

Valuing personal experience

Dedication/work ethic  
honor the expectations of  
the work

The Coordinated Homeless Response System includes these four entities.



- The Coordinated Homeless Response Office staff reside within Benton County Health Department.
- The HOPE Board and HOPE Executive Committee have representation from elected officials and highest staff members from these four entities.

# Meeting Agenda

- I. Welcome, Virtual Meeting Housekeeping, Overview of Agenda.....4:00pm
- II. Public Comment\* (up to 10 minutes) .....4:05pm
- III. HOPE Board 2024 Work Plan .....4:15pm
- IV. Coordinated Homeless Response Office Community Engagement....4:25pm
  - a. HB 5019 (2023) Rapid Rehousing Initiative Update
  - b. Flexible Housing Subsidy Pool (FHSP)
- V. Community Progress Updates.....5:45pm

# Public Comment

10 Minutes

Comment limited to 2-3 minutes based on number of people wanting to comment

Type into the “Chat” and say you want to make a public comment and on what topic.

For those on the phone, there will be an opportunity for public comments.

Can also submit written comments to the Board via email to [Julie.Arena@bentoncountyor.gov](mailto:Julie.Arena@bentoncountyor.gov)

# Vote on December 2023 minutes, roll call

Jessica Andrade\* (Philomath City Councilor)

Karyle Butcher

Bruce Butler (excused)

Alice Carter

Ricardo Contreras

Bryan Cotter (excused)

Cade DeLoach

Sarah Devine

Anita Earl

Matt Easdale

Joel Goodwin (excused)

Ari Grossman-Naples

Barbara Hanley

Briae Lewis\* (Corvallis City Councilor)

Rachel McEneny\* (Benton County Administrator)

Pegge McGuire\* (CSC Director)

Andrea Myhre

Ailiah Schafer (excused)

Mark Shepard\* (Corvallis City Manager)

Chris Workman\* (Philomath City Manager)  
(excused)

Nancy Wyse\* (County Commissioner) (excused)

\*Executive Committee Members

# HOPE Board Membership Changes 2024

## Departures

Aaron Lewis

Catherine Biscoe

Note: Openings for Co-Chairs – reach out to Julie

## New Additions

Jessica Andrade\* (Philomath City Councilor)

Rachel McEneny\* (Benton County Administrator)

Mark Shepard\* (Corvallis City Manager)

Chris Workman\* (Philomath City Manager)

\*Executive Committee Members





# HOPE 2024 Work Plan

Four Quarterly Meetings in 2024:  
March, May, August, October

# Coordinated Homeless Response System: The HOPE Advisory Board's Role



**Forum** for community and stakeholder engagement, consisting of a wide array of community expertise and representation of groups working on homelessness, housing, and social determinants of health.



**Liaison** between the community and the member governments in collaboration with the Coordinated Office for communications, community engagement, and informed decision-making for elected officials.



**Input** to support the development of programs and ongoing updates of the 5-year Strategic Plan.

# HOPE 2024 Work Plan

March: overview of what's on the horizon for 2024. Flexible Housing Subsidy Pool (FHSP) and how it aligns with HOPE recommendations.

May: FHSP progress on program development – another opportunity for community partner feedback as we move forward with implementation.

August: Final community input/engagement session on the FHSP.

October: severe weather emergency response plan.

\*We will be seeking HOPE members to volunteer on smaller work groups for specific projects. Example: FHSP and a Notice of Funding Opportunity (NOFO) Review Committee with participation from people with lived experience with homelessness.

**Coordinated  
Homeless  
Response Office**

**Community  
Engagement**

- 1. HB 5019 (2023) Rapid  
Rehousing Initiative Update**
- 2. Flexible Housing Subsidy Pool  
(FHSP)**

**Staff:**

**Rebecca Taylor, Project Manager**

**Julie Arena, Program Coordinator**

# HB 5019 Update and Goals



- Benton County was awarded \$1,266,459.05 through HB 5019 to rehouse 31 households by **June 30, 2025**.
- Benton County's HB 5019 Local Planning Group met 7/12 and 7/19 to give feedback on local needs and opportunities to rapidly rehouse our unsheltered community members. This feedback informed the development of our HB 5019 Community Plan submitted to Oregon Housing and Community Services (OHCS) in summer 2023.
- Feedback identified engagement of property managers/owners as an important part of Benton County's HB 5019 community plan.

# Key Questions for HB 5019 Community Plan

## 3 Subpopulations

Who is most likely to experience unsheltered homelessness?

What factors are contributing to folks becoming homeless?

## 5 Top Barriers

What barriers are keeping people from getting into a safe place to live?

What specific barriers are these subpopulations facing in finding and securing housing?

# Overrepresented Groups in Local Data

- Black and Native American communities
- Families with children
- High & complex needs: mental wellness, substance use, physical needs, aging
- People with high needs who don't qualify for specific programs

# What we have heard:

- **Peer Supports representative of the overrepresented groups.**
  - Provide support throughout the entire journey of regaining and maintaining housing.
- **Intense supportive services.**
  - Provide support throughout the entire journey of regaining and maintaining housing.
- **Culturally Responsive and Intensive Housing Navigation for “right fit” placement.**
  - Understanding the unique needs and resources of each overrepresented group in accessing and keeping stable housing and support services.
- **Engagement and incentives** for property managers/owners.
  - Developing and maintaining strong partnerships with landlords for access to housing units.
- **Interim solutions.**
  - Transitional housing to stabilize and prepare for available and right fit permanent housing options.
  - Non-congregate emergency sheltering options.



# Survey Results from 13 Local Providers

“There should be incentives for Landlords to house individuals who have been homeless or have barriers to housing (criminal, bad credit, no housing history).”

“...inspections by HUD/section 8 rule out a lot of the cheaper housing available in Corvallis that isn't through... affordable housing providers. Their intention is clearly to make sure tenants are in safe and livable units, but that process has also been a major barrier to some families finding housing.”

Costs to rent and build/maintain affordable housing is escalating beyond reason, making it difficult to assist with housing needs in the community.

***“We need to do more to adapt housing to meet people's needs and less trying to adapt people to the housing market.”***

***“We need more accessible units.”***

***“The biggest missing pieces are supported housing, affordable housing, and willing and forgiving owners of property for rent. Everyone needs housing.”***

***“We are unaware of any assistance for moving trucks.”***

“There are no incentives for landlords to prioritize individuals with personal barriers. Programs to assist in housing search, application, move-in etc, are slim, and limited to a case-by-case basis, not an accessible program for all. There are very few (if any) MOU reserved units with landlords and service providers.”

***“Available units are too expensive. A 1BR is \$1,500.”***

“I am having difficult time finding housing for my consumers. Our population need Studio/1BR ACCESSIBLE units.”

# CURRENT STRATEGIES



SHELTERS



SUPPORTIVE HOUSING DEVELOPMENT

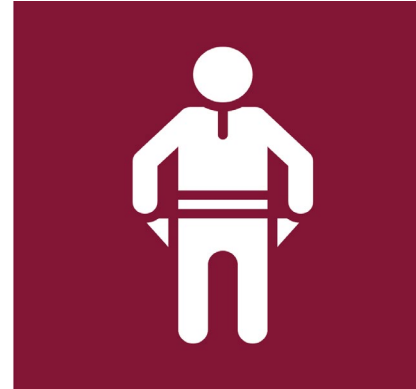


SUPPORTIVE SERVICES

# CURRENT BARRIERS



INFLEXIBLE FUNDING



INSUFFICIENT FUNDING/  
SCARCITY MINDSET



NEED MORE HOUSING TO  
HOUSE FIRST



FUNDING SILOS



TIMELINES FOR DEVELOPMENT

# CURRENT OUTCOMES

- WRONG DOORS
- WRONG POCKETS
- MULTIPLE PROGRAMS  
COMPETING FOR HOUSING



# SYSTEM LEVEL STRATEGY

FUND, LOCATE, AND SECURE HOUSING WITH SUPPORT SERVICES FOR PEOPLE EXPERIENCING HOMELESSNESS IN A MORE COORDINATED AND STREAMLINED WAY



# Components of a FHSP

- Accessing or acquiring housing units:
  - Incentives and engagement for property managers/owners to minimize barriers to housing and increase housing options. **Recruit property managers and owners as part of the solution.**
  - Publicly owned housing.
- Centralize coordination of systemwide housing resources to streamline prioritized and right-fit housing placement. **NO WRONG DOOR for the provider and household.**
  - Flexible funding to close funding gaps and braid disparate funding to minimize system complexity for service provider and household. **A WHATEVER IT TAKES mindset to find housing and keep housing.**
  - Integration with existing referral and data systems (e.g. HMIS and Unite Us) for appropriate referrals and program evaluation. **Person centered outcomes.**
- Staff and System Capacity
  - Intensive (right-fit) housing navigation and tenancy supports. **Find housing and keep housing.**
  - Intensive (right-fit) case management. **Support the person throughout their entire journey (unsheltered to housed).**

# Accessing or acquiring housing units: **WHY** in Benton County?

- The current vacancy rate is very low (1%). Meaning there are very few units available to begin with.
- There are over 400 units of affordable housing in the development pipeline (shout out to partners!)
- HB 5019's funding is flexible and will be able to address some of the short-term need while more units are built.
- Feedback from our community has identified property managers/owners engagement as a gap in our response to homelessness.

## Accessing or acquiring housing units:



## **WHAT** is property manager/owner engagement?

- Engagement of property managers/owners means working with property managers and owners to connect private-sector housing to our community's response to ending homelessness.
- Strong connections to property managers and owners are important in high-cost, low-vacancy markets, where affordable housing options are limited.
- Successful partnerships are locally driven and involve ongoing engagement. No single approach is the answer - the unique needs and assets of each community must be considered.



# Flexible Housing Subsidy Pool

A Flexible Housing Subsidy Pool (FHSP) helps property managers and tenants to maintain a stable, supported relationship for smooth rental interactions.



## What is an FHSP?

Flexible Housing Subsidy Pools (FHSP) are an emerging systems-level strategy to fund, locate, and secure housing for people experiencing homelessness in a more coordinated and streamlined way. The overall approach of an FHSP involves streamlining access to resources from public and private entities that offer financial assistance for rents with supportive services for tenants. The FHSP uses a prioritized list with eligibility criteria to match resources and housing to people experiencing homelessness.

## How does the FHSP benefit property managers and owners?



### Individualized Housing Placement

The FHSP is designed to centralize coordination of housing resources with dedicated staff at Benton County. Staff will match financial resources and supportive services with eligible households. The FHSP does an extensive assessment for all tenants and consults in partnership with community organizations to make successful matches with the right housing location.



### High Occupancy / Low Turnover

Reduced unit turnover cost and lower vacancy loss. Targeting long-term tenancy and housing stability.



### Reliable Rent Payment

The FHSP ensures on-time rental payments to property managers throughout the duration of the lease. The FHSP has financial resources for first and last month's rent and security deposits.



### Ease of Management

Dedicated point-of-contact for tenant issues. Intensive case management and wrap-around services to support tenants and promote housing stability. FHSP is there to help support both the tenant and property manager, assisting with potential lease violations and supportive services.

## Contact Us

[health.bentoncountyor.gov/coordinated-homeless-response](https://health.bentoncountyor.gov/coordinated-homeless-response)

[healthdeptcommunications@bentoncountyor.gov](mailto:healthdeptcommunications@bentoncountyor.gov)

# How the FHSP process works



## 1 Referrals and Program Participation

- Household or individual is referred from outreach worker or FHSP partnering agency to participate in the FHSP.
- FHSP Housing Navigation and Case Management engage household to complete client assessment and program participation agreement, preparing for their rehousing journey.

## 2 Housing Search and Placement

- FHSP Team works with FHSP participant and partnering property manager or owner to find an available housing match.
- All payments are paid directly to the property manager or owner. FHSP administers timely payments of financial housing support that fill gaps between other housing subsidies (e.g. section 8) including applications, deposits, and rental subsidies.
- FHSP also provides move-in assistance including moving costs or truck, furniture, and utility deposits or arrearages.

## 3 Maintaining Housing Stability

- FHSP Housing Navigation and Case Management support FHSP participant throughout their tenancy and work to resolve client-landlord issues at the earliest stages.
- If a conflict cannot be resolved, the housing coordinator and case manager work to move the client out of the housing unit so an eviction is not on the client's record and the property manager is able to quickly turn the unit.
- FHSP provides support throughout the moveout process including financial resources for all moveout costs that go beyond the security deposit.

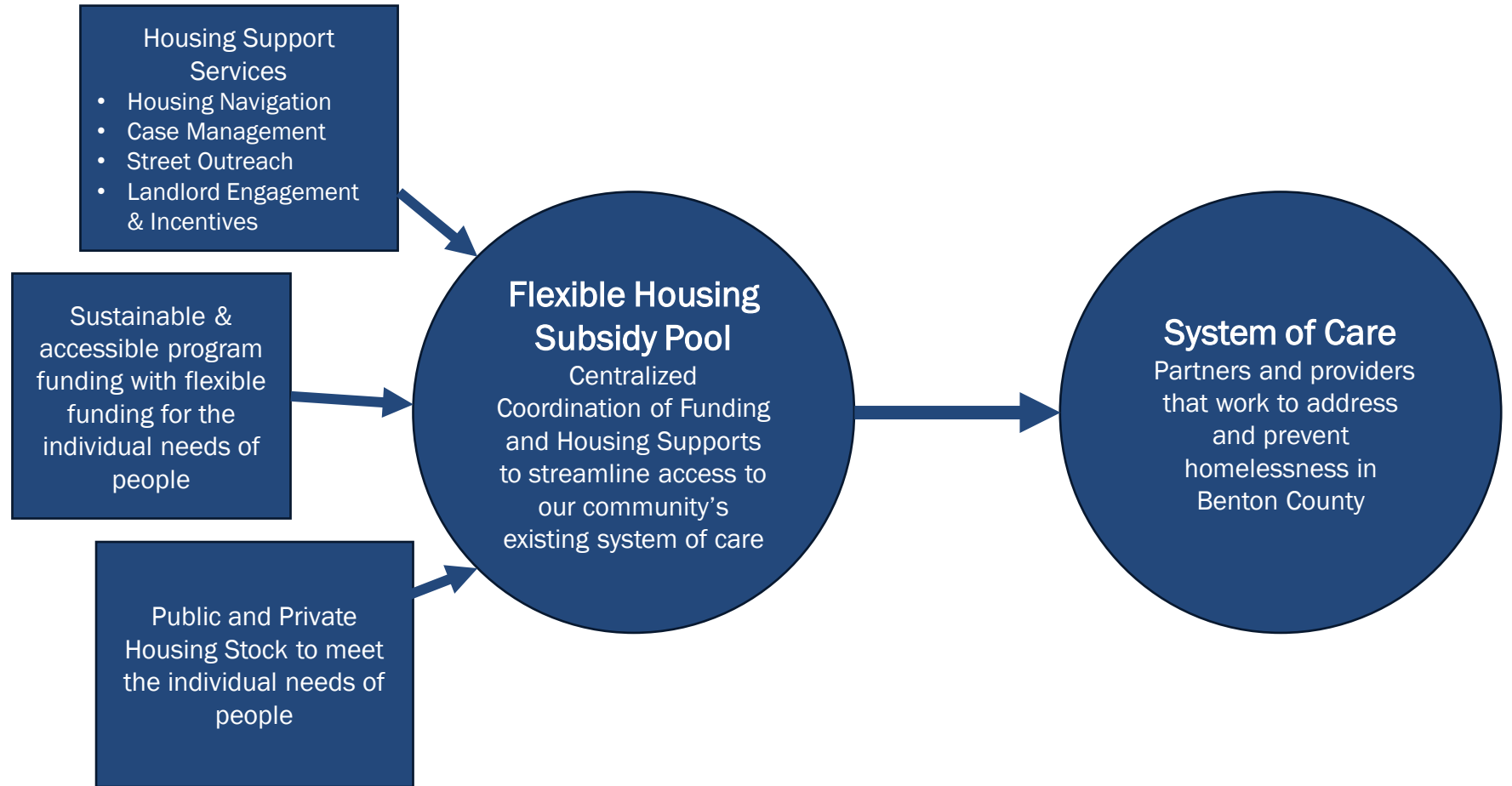


An initiative of the Benton County Coordinated Homeless Response Office



# Centralize coordination of systemwide housing resources

FUND, LOCATE, AND SECURE HOUSING WITH SUPPORT SERVICES FOR PEOPLE EXPERIENCING HOMELESSNESS THROUGH A COORDINATED SYSTEM OF CARE. FLEXIBILITY TO SUPPORT THE PERSON AND THE PROVIDER.



# Staff and System Capacity Program Development for FHSP

## Staff Capacity at Benton County

- Program Coordinator to support FHSP program referrals, data collection, communications, outcomes, etc.
- Housing Navigator for direct client support with housing navigation, care coordination, referrals and housing placement.

## Community Capacity

- Street Outreach to connect people experiencing homelessness with the system of care and referrals to the FHSP.
- Case Management to support people on their housing journey and make connections to FHSP resources.

# Staff and System Capacity: County Recruitment

## Housing Navigator (PS21)

<https://www.governmentjobs.com/careers/bentonor/jobs/4436382/housing-navigator-ps21?sort=PostingDate%7CDescending&pagetype=jobOpportunitiesJobs>

- We are looking for a Housing Navigator to support families and individuals transition from homelessness to housing stability. This position will directly support participants of Benton County's new...

## Flexible Housing Program Coordinator (PC41)

<https://www.governmentjobs.com/careers/bentonor/jobs/4437371/flexible-housing-program-coordinator-pc41?sort=PostingDate%7CDescending&pagetype=jobOpportunitiesJobs>

- Want to do meaningful work that will leave a lasting impact in our community? We are currently in search of a Flexible Housing Subsidy Pool Program Coordinator to join our team! ...

# Staff and System Capacity

## Notice of Funding Opportunity (NOFO) for FHSP Support Services

Open March 15<sup>th</sup> – applications due April 15th

- **Street Outreach:** Meeting people where they are at to provide harm reduction and stabilization services with the ultimate goal of connecting them to housing.
- **Case Management and Wrap Around Supports:**  
Responsive support services for a range of individual needs throughout the entire journey from unsheltered homelessness to long-term housing stability.

<https://finance.bentoncountyor.gov/nofo-hb5019-rrh-case-mgmt-street-outreach/>

# Feedback on Flexible Housing Subsidy Pool (FHSP)

- Does it make sense how the FHSP model is connected to the community feedback from HB 5019 about our local needs and gaps?
- How can we improve how we communicate about this program?
- Is the FHSP program model understandable? What questions do you have about it?
- How would you interact with this centralized model?

# Community Updates

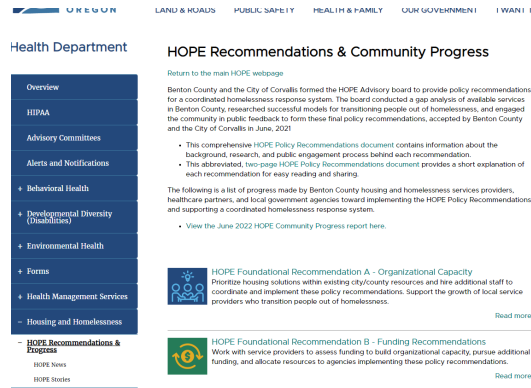
- Severe Weather Emergency Response
- Legislative update: \$2.5 mil housing funding from state
- Continuum of Care (CoC) update from Community Services Consortium (CSC)
- 5-Year Strategic Plan for HB 4123 was approved and submitted to Oregon Housing and Community Services (OHCS).

# Reminder: New County Website

- All old links/bookmarks, favorites, etc. will direct to the new website, but will encounter a “404 error” and folks will have to navigate through the site to find what they’re looking for.
- Here’s the link to the sign-up form for updates (it is a Constant Contact link so no change): <https://bit.ly/HOPENewsAndUpdates>
- HOPE Advisory Board Website:  
<https://health.bentoncountyor.gov/advisory-committees/#hope-board>
- The former Housing and Homelessness page now redirects to:  
<https://health.bentoncountyor.gov/coordinated-homeless-response/>

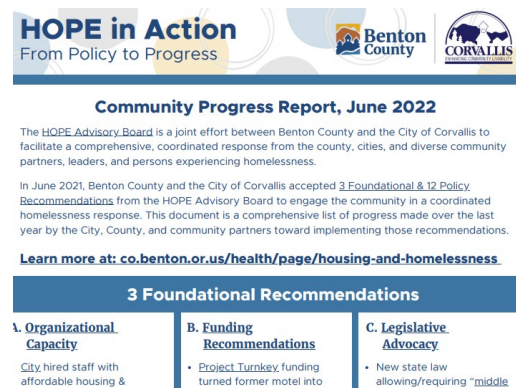


# Central Point of Communications



## HOPE Website

- [Central point of communication](#)



## Projects & Progress

- [Coordinated Homeless Response Office](#)



## e-Newsletter

- [Subscribe to HOPE News & Updates](#)



## Social Media

- [Amplifying aligned messaging through partner engagement](#)





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