

OKANOGAN COUNTY COMMISSIONERS'

RESOLUTION 167 - 2020

A resolution approving HB2163 Homeless Housing fund 142 allocations for use in 2021 as recommended by the Housing Coalition

WHEREAS, the Okanogan County Community Action Council (OCCAC) published a Request for Proposal (RFP) notice for use of Homeless Housing Funds in 2020 that are available through Okanogan County from legislation known as the HB2163 Homeless Housing Assistance Act; and

WHEREAS, several responsive proposals were received from various non-profit housing assistance providers and the Housing Coalition task force provided its recommendation for funding the proposed activities; and

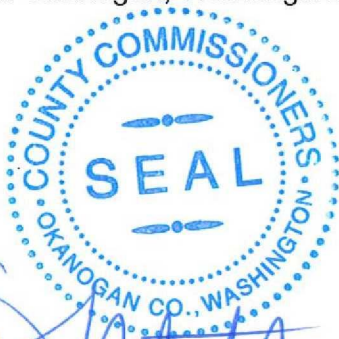
WHEREAS, the proposals were determined to meet eligible activities under the local plan; and

NOW THEREFORE, BE IT RESOLVED, by the Board of Okanogan County Commissioners, that the following allocations for Homeless Housing Funds, from county Fund 142, for use in 2021, are approved as follows:

Okanogan Homeless Shelter	\$12,000
Room One	\$12,000
The Support Center	\$49,621
Okanogan County Behavioral Healthcare	\$50,000
Housing Authority of Okanogan County	<u>\$12,000</u>
TOTAL	\$185,621

BE IT FURTHER RESOLVED, the Clerk of the Board is directed to prepare the contracts between Okanogan County and the above applicants for use of the Homeless Housing funds in 2021 as stated by the applicants in the attached proposals for the amounts stated above; and

DATED at Okanogan, Washington this 9th day of December 2020.



BOARD OF COUNTY COMMISSIONERS
OKANOGAN, WASHINGTON



Jim DeTro Chairman

Chris Branch, Member

ATTEST:



Laleña Johns, CMC Clerk of the Board



Andy Hover, Member

Okanogan Community Homeless Shelters

Okanogan Housing Coalition
c/o Okanogan County Community Action Council
P.O. Box 1067
Okanogan, WA 98840

November 13, 2020

Request of funds from the Okanogan County Recording fee homeless fund

Total amount requested: The Okanogan Community Homeless Shelter is requesting \$75,000 for construction of the remaining 10 tiny home shelters @ \$7,500 per unit. Additional funding of \$12,000 for ongoing monthly overhead of \$1,000 per month is also requested. These funds are used for utilities, supplies, maintenance, and supportive services to our guests.

In Kind Contributions: Our volunteer work forces this past year have contributed labor and meals valued at roughly \$90,121—3289 hours @ \$13.50, 1500 hours @ \$20.00, and 1572 meals @ \$10.00. OCHS has no payroll and many of our contractor partners donate the majority if not all of their skilled labor, saving thousands of dollars we are able to direct back into serving the homeless of the community through this facility.

Description of program: The Okanogan Community Homeless Shelter is a non-profit organization whose mission is to provide shelter to homeless people in our county. We currently provide winter night shelter from November through February of each year. While the stage of the construction of the shelter allows us only to provide evening winter shelter, our long term goal is to expand the hours and ultimately be able to operate year around.

The Okanogan Community Homeless Shelters is today a reality thanks for the many donors and supporters of our mission. We depend heavily on volunteers to keep the shelter's doors open.

The following are some statistics of the people served and volunteers hours:

2019-2020 season:

519 guest nights, roughly 1/3 women and 2/3 men, 3,289 volunteer host/screener hours, and 1,500+ volunteer labor hours. We also served 568 dinners, 539 breakfasts, and sent 465 lunches with guests and others looking for food.

2018-2019 season:

223 guest nights, 1,700 volunteer host/screener hours, and 1,982 volunteer labor hours for additional construction.

2017-2018 season:

242 guest nights' 1,680 volunteer host/screener hours, and 2,018 volunteer labor hours for construction of the facility.

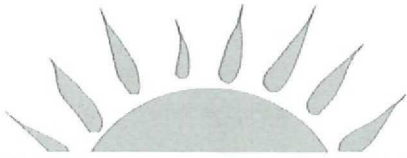
Population to be served: Homeless individuals and families who are in need of a night shelter can find a warm place to spend the night during the winter months.

Projected outcome: Homeless individuals who otherwise would be spending the night under the cold winter sky will find a warm and welcoming place to spend the night at the shelter. All those sheltered would be referred to local housing and social services resources in our county.

Timeline for Delivery of Services: January 1, 2021 through December 31, 2021

Organization Status: 501-c3 Non-Profit

Contact Person: Eric Hein. Email: eric_hein@yahoo.com Phone: 509-496-4803



ROOM ONE is a community voice, powerfully advocating for the health and well-being of all people living in the Methow Valley.

STAFF:

Maureen Collins
CLIENT ADVOCATE

Caitlin Cordell
OKANOGAN HEALTHY YOUTH
PROGRAM MANAGER

Kelly Edwards
ASSOCIATE DIRECTOR

Erin Flahive
ONE-STOP SUPPORT CENTER
PROGRAM MANAGER

Lauren Hubbard
CLIENT ADVOCATE

Kelly Edwards
INTERIM EXECUTIVE DIRECTOR

Keri Moore
HEALTH EDUCATOR

Lisa McCormack
FINANCE & OFFICE MANAGER

Lori Valentine
CLIENT ADVOCATE

Sarah Washam
FAMILY ADVOCATE

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October 22, 2020

Okanogan County Housing Coalition

Attn: Lael Duncan

Request: Room One requests \$12,000 to support homeless, or at risk of becoming homeless, persons in transitioning to safe shelter housing or permanent housing.

Brief description of uses of funds: Room One utilizes critical funding from the Okanogan Housing Coalition to directly prevent homelessness and build housing stability among Methow Valley residents. In 2020, these funds have already positioned 21 individuals and families (to date, 11 households) to avoid homelessness through temporary rental and utility subsidies, deposits for rental homes, and emergency or temporary shelter vouchers.

We know the price of housing is increasing at a rate that far exceeds the growth in wages in the Methow Valley. Considering the limited number of available rentals and homes to purchase on working-class wages or fixed income, our ability to keep people from losing their housing is critical to the vitality of our valley. While our communities navigate the economic and social challenges exacerbated by the pandemic and knowing that the ripple effect from this crisis will continue into the foreseeable future, in 2021 we want to be able to continue serving our most vulnerable community members needing extra support to prevent or get out of homelessness. We anticipate serving 30 households in 2021, and will use these funds for an array of homelessness prevention and support work, including cash assistance to help individuals at risk of homelessness move into stable housing, emergency shelter vouchers (often at local motels) for those who are currently homeless, and temporary rental and utility subsidies to prevent eviction. Funding would also allow for the purchase of essential furnishings upon acquisition of dwelling units by homeless persons as allowed under HB2163.

Across years of post-intervention analysis, we have found that funds set families up for long-term stability when they are used for housing that fits a household's actual budget and clients are engaged in ongoing services with Room One – both are requisite to receiving housing support from Room One. We will continue to conduct ongoing evaluations of the use of the funds through post-intervention surveys with fund recipients at the end of each fiscal year.

Organization Status: Room One is a 501(c)3 organization.

Please contact me with any questions or requests for information: kelly@roomone.org, 509.997.2050

Sincerely,

Kelly Edwards, Interim Executive Director



THE SUPPORT CENTER

P.O. Box 3639

Omak, WA 98841

(509) 826-3221 24 hrs

1-888-826-3221 Toll Free 24 hrs

(509) 422-1742 Fax

e-mail: mamelong@thesupportcenter.org

To break the cycle of violence, we must break the cycle of silence.

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October 22, 2020

Housing Coalition for Okanogan County
Atten: Lael Duncan, Executive Director
Okanogan County Community Action Council
P.O. Box 1067
Okanogan, WA 98840

Request for Proposal
Homeless Housing Assistance Act 2163
Amount Requested: \$ 49621.00

1. Amount Requested:

Shelter Case Manager, .75 FTE	26,261.00
Fringe Benefits @ 16.60%	4,360.00
Shelter, Cost: Insurance, Utilities and food	
Supplies, Client expense, ect.	4,000.00
Shelter Repair & Maintenance	<u>15,000.00</u>
TOTAL:	\$ 49,621.00

2. Brief Description of uses of funds:

A. Population to be Served:

Operating costs for emergency shelters including replacing the Fire alarm that is 37 years old and painting the trim on the building.

The Support Center is requesting the above funds for the continued operation of the homeless shelter for victims of Intimate Partner Violence located in Omak, WA.

This facility has been providing emergency shelter, food, clothing, emergency transportation and other direct services since 1983.

From January 1, 2020 through November 8, 2018 The Support Center provided 353 Bed nights to 19 Adults and 364 bed nights to 7 Children. The average stay at our shelter has been 27 nights.

- B. Projected Outcomes: To ensure that survivors of Domestic Violence and their children continue to have a safe place to be sheltered/housed. Women and children become homeless 75% of the time due to Domestic Violence. All Support Center programs are evaluated quarterly for compliance, spending projections, and client progress towards identified outcomes.

C. Timeline for Delivery of Services: January 1, 2021 through December 31, 2021

D. Process for Evaluation of Program: This program will be evaluated base on the requirements of the grant program.

3. The Support Center is a 501c3 non-profit program incorporated in 1983.

4. Margo Amelong, Executive Director. mamelong@thesupportcenter.org, (509) 826-3221

Thank you for your time and attention.

Sincerely,

Margo Amelong, Executive Director

County Homeless Housing RFP 2020 (HB2163)

Proposal:

1. *Dollar amount requested-*
 - a. *2163 Funding: \$50,000 to fund general Shove House operation and participation in the Okanogan Housing Coalition.*
2. *Brief Description of uses of funds (no more than 2 pages) which should include:
Population to be served:*

A. The Shove House: \$50,000

The Shove House provides a cooperative, clean and sober living environment; enabling residents to address their mental health and/or chemical dependency challenges which led to homelessness.

The Shove House, located next door to Okanogan Behavioral HealthCare, provides housing for single individuals who are chronically homeless adults and do not have custodial children. The facility is comprised of 11,500 square feet with nine apartment units and nine shelter dorm rooms for 18 residents.

Occupancy and Screening Criteria for The Shove House Shelter Units:

- Homeless
- Individuals are medically stable and can live and function independently;
- Commitment to a clean and sober life style;
- Homeless or At-Risk of becoming homeless due to Mental Health and/or Chemical Dependency needs or concerns;
- Verification of mental health and/or chemical dependency disability
- Tenants must commit to a personal Recovery Strategy while residing at The Shove House. Tenants will remain in compliance with their treatment goals while residing at the Shove House.
- The initial background clearance may not include convictions of commercial drug operations, manufacturing, delivering or possessions of controlled substances with intent to deliver, or convicted of a violent offense or sex offense;
- Referred by OBHC clinical staff, or other community partners or treatment provider, e.g., area hospitals, County Housing Authorities, Community Action, DSHS;
- Completed safety assessment and intake data

Occupancy and Screening Criteria for Shove House Apartments:

- Income at or below 30% of the area median income, residents must provide documentation of their income;
- Verification of chronic homelessness as defined by HUD: disabled adults due to mental illness or Substance abuse, homeless for more than one year or experiencing 4 or more episodes of homelessness in the previous 3 years;
- Tenants must commit to a personal Recovery Strategy while residing at The Shove House. Tenants will remain in compliance with their treatment goals while residing at the Shove House.
- Individuals are medically stable and can live and function independently in their apartments;
- Verification of mental health and/or chemical dependency disability

- Commitment to a clean and sober life style;
- The individual's criminal background may not include convictions of commercial drug operations, manufacturing, delivering or possessions of controlled substances with intent to deliver, convicted of a violent offense, or sex offense;
- Housing identified as a part of the individual's Clinical Integrated Treatment Plan (CITP);
- The individual must have proof of citizenship of the United States or lawfully in the United States with no immigration holds.

Outcomes as of September, 2020- The Table below summarize current service numbers. Because of the normal annual cost of service provided (and the additional cost incurred from covid) additional Grant dollars will help ensure the continuation of these services. Shove House budget for our Fiscal Year 2020 was a loss of 122k and is budgeted for 2021 to be a loss of 174k.

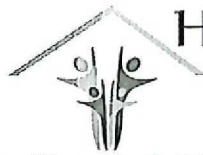
2020 Shove House Data						
Month	Dorm Nights	Apartment Nights	Mental Health Clients	SUD Clients	Co-Occuring Clients	Total Clients
January	429	279	13	19	4	36
February	455	261	9	23	5	37
March	491	267	7	20	4	31
April	295	270	4	14	4	22
May	227	272	4	12	3	19
June	231	270	4	13	2	19
July	254	279	7	15	2	24
August	210	270	7	17	1	25
September	252	248	4	18	1	23
Totals to Date	2844	2416	59	151	26	236

The Shove House is a critical component part of a larger county homeless housing strategy. It was not designed nor can it provide the vital support needed and provided by other agencies, e.g., Support Center, Community Action, County Housing, and Oroville Housing in North County. Yet by itself, through September, provided 5260 bed nights making it a key provider of housing services.

3. Organization status- 501C3

4. Contact person with e-mail & phone contact information-

Bill Snyder, CEO bsnyder@okbhc.org 509.826.8408



Housing Authority of Okanogan County

431 5th Ave West • Omak, WA 98841 • (509) 422-3721 • fax (509) 422-1713

Okanogan Housing Coalition
c/o Okanogan County Community Action Council
P.O. Box 1067
Okanogan, WA 98840

October 20, 2020

Request for Proposal based on WA State House Bill 2163 Allowable Activities

Total amount requested: \$62,000

From the Affordable Housing Fund for management and operations of Vista Park Apartment: \$50,000

From the Homeless Fund for homeless outreach and case management: \$12,000

Support for building operation of Vista Park Apartments: \$50,000

In December 2017 the Housing Authority of Okanogan County finalized the transfer of Vista Park Agricultural Family Housing, which provides affordable housing to low income farm worker families. In July, 2017, prior to the transfer, the property suffered an arson, which led to the loss of income of six units over an 18 months span for fire repairs. The property saw a negative year-end balance of \$150,382 in 2018, and negative \$37,073 in 2019. The HAOC has been doing its best to support this property, but we no longer have the financial capacity to assist this property with its financial struggles, other than working really hard to minimize expenses and working at quick unit turn overs. There are those set expenses that are unavoidable, for example in 2019 alone, the cost of utilities (water, sewer, garbage, electricity) totaled \$62,247)

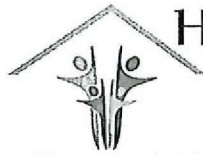
While the property is progressively doing much better, the rent collected is still not sufficient to offset the cost of operation and management of the property, let alone pay off the debt that the property incurred during the last 18 months of loss of rent revenue. The HAOC had planned to increase the revenue of the property by increasing the rent of the units, but with COVID_19 and the Governor's mandate for a moratorium to rent increases, this plan has not come to fruition.

The \$50,000 requested will assist with the payment of the utility expenses of the Vista Park Homes during 2021. With this assistance, the HOAC will be able to manage and operate this affordable, farmworker housing, where 24 families call home.

Payment for intake and referral services for homeless families: \$12,000.

Funding received from this request will provide significant financial assistance to the Housing Authority to cover the cost of outreach, case management, intake and referral activities by Housing Authority staff during the application, waitlist management, and lease up process of the 98 new vouchers that were recently added to the HOAC portfolio by HUD.

Funding will also assist the HAOC to offset the increasing cost of day to day referral process that our staff is doing to ensure that homeless, at risk of being homeless, who are connecting with our office, are being provided with all the available resources in our county. HUD does not provide any funding for the above-mentioned activities, but yet the use of the vouchers by those who are in need of them requires a heavy load of case management, intake, and referral activities. For example, the new Mainstream voucher targets a



Housing Authority of Okanogan County

431 5th Ave West • Omak, WA 98841 • (509) 422-3721 • fax (509) 422-1713

population that is going to need a lot of help, just to ensure that they are filling out the applications correctly. Funding received from this request will be a catalyst for a successful lease up of the new vouchers.

Timeline for Delivery of Services: January 1, 2021 through December 31, 2021.

Process for Evaluation of Program: A monthly disbursement voucher and unit occupancy report will be provided for each draw based on the current forms for the 2021 Contract year

Organization Status: Public Housing Authority

Contact Person: Nancy Nash-Méndez.

Email: nancy@okanoganhousing.org

Phone: (509)422-3721
