



600 NE Grand Ave.  
Portland, OR 97232-2736  
oregonmetro.gov

**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

March 13, 2019

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Martha Schrader (Chair)  
Sam Chase  
Christine Lewis  
Juan Carlos Gonzalez  
Ed Gonke  
Mark Gamba  
Dick Schouten  
Gordon Hovies  
Mark Watson

Don Trotter

Emerald Bogue  
Terri Preeg Riggsby

Susheela Jayapal  
Rachel Lyles Smith  
Luis Nava  
Mark Gamba

ALTERNATES PRESENT

Katherine Kelly  
Carrie MacLaren  
John Griffiths

Gretchen Buehner

MEMBERS EXCUSED

Denny Doyle

AFFILIATION

Clackamas County  
Metro Council  
Metro Council  
Metro Council  
Citizen of Clackamas County  
City of Milwaukie, Other Cities in Clackamas County  
Washington County  
Tualatin Valley Fire & Rescue, Special Districts in Washington County  
Hillsboro School District Board of Directors, Governing Body of a School District  
Clackamas County Fire District #1, Special Districts in Clackamas County  
Port of Portland  
West Multnomah Soil & Water Conservation District, Special Districts in Multnomah County  
Multnomah County  
City of Oregon City, Second Largest City in Clackamas County  
Citizen of Washington County  
City of Milwaukie, Other Cities in Clackamas County

AFFILIATION

Second Largest City in Multnomah County  
Oregon Department of Land Conservation and Development  
Tualatin Hills Park & Recreation District, Special Districts in Washington County  
City of King City, Other Cities in Washington County

AFFILIATION

City of Beaverton, Second Largest City in Washington

Darren Riordan  
Theresa M. Kohlhoff  
Peter Truax

City of Fairview, Other Cities in Multnomah County  
City of Lake Oswego, Largest City in Clackamas County  
City of Forest Grove, Other Cities in Washington County

OTHERS PRESENT: Adam Barber, Jeff Gudman, Kathryn Harrington, Coleen Montgomery, Jennifer Donnelly, E. Mazzera Myers, K. Bayans, Matthew Jarvis, Teri Lummings, Ruth Osuka, Chris Pittbud, Dan Eisenberg

STAFF: Tyler Frisbee, Megan Gibb, Nathan Sykes, Jes Larson Sara Farrokhzadian, Ramona Perrault, and Sima Anekonda

**1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS**

Chair Martha Schrader called meeting to order at 5:05 PM.

Chair Martha Schrader explained that the Chief Operating Officer was required to annually submit to the Metro Council the status of compliance by cities and counties with the requirements of Metro Code Chapter 3.07, the Urban Growth Management Functional Plan, as well as Metro Code Chapter 3.08, the Regional Transportation Functional Plan. She said that the Chief Operating Officer submitted this report to the Council on February 28, 2019. Chair Schrader added that, per the Metro Code, it then needed to be submitted to MPAC and JPACT as an informal non-action item for review under Chair Communications. She shared that compliance with the Urban Growth Management Functional Plan included meeting requirements for maintaining housing capacity; protecting water quality and flood management; protecting industrial land; planning for areas added to the Urban Growth Boundary; and protecting and enhancing fish and wildlife habitat. She added that all jurisdictions were in compliance with the UGMFP at that time.

Chair Schrader recalled that compliance with the Regional Transportation Functional Plan included meeting requirements for transportation system design; development and update of transportation system plans; transportation project development; regional parking management; and amendment of comprehensive plans.

Chair Schrader mentioned that all jurisdictions were in compliance with the RTFP at that time with the exception of the City of Hillsboro. She said that Hillsboro was scheduled to adopt its TSP update in late 2019, which would allow the city to be in compliance with the RTFP.

Chair Schrader announced that Commissioner Susheela Jayapal would take up MPAC's First Vice Chair position.

## **2. PUBLIC COMMUNICATIONS ON AGENDA ITEMS**

*There were none*

## **3. COUNCIL UPDATE**

Councilor Christine Lewis updated MPAC on the Transportation Funding Taskforce meeting where participants discussed the Council's direction for the funding measure and Metro's strategic plan to advancing racial equity, diversity and inclusion. She discussed that the next phase would consider what transportation corridors should be included in a potential 2020 ballot measure.

Councilor Lewis then spoke to Parks and Nature investments and referenced engagement for a potential Parks bond measure. She expressed that the Council asked staff to draft a package of investments that maintained the same tax rate in order to raise money. She said that a regional trails forum was held as a part of the package. She recounted a meeting with Parks directors across the region and explained that a stakeholder table was convened to help shape the measure. She said that staff would ask Council for additional direction in April 2019 and would then require feedback from public partners.

## **4. CONSENT AGENDA**

*No quorum.*

## **5. INFORMATION/DISCUSSION ITEMS**

### **5.1 Tri-County Permanent Supportive Housing: 2040 Grant Report**

Chair Schrader spoke to the Tri-County Supportive Housing project, stating that it was awarded funding through Metro's 2040 grant program. She said the project came to a conclusion and the report was published. She said that presentation was meant to be an informal opportunity to learn about supportive housing and the work being done across the region. She addressed Clackamas County's work on alleviating homelessness issues. She referenced the work conducted by the Affordable Housing Taskforce and mentioned a \$1.2 million affordable housing services fund for housing solutions. Chair Schrader also discussed a transitional shelter community developed for veterans.

Ms. Jes Larson discussed the region's excise tax to help the region's long range vision and reduce barriers to equitable housing. She said that in 2017, Multnomah County requested funding to develop a tri-county strategy to address regional needs for supportive housing. She said that the grant was provided before the region's concept coalesced around the idea of a regional housing bond. Ms. Larson remarked that passage of the Regional Housing Bond would allow for continued conversation around affordable housing. She addressed that affordable housing remained a large issue and that Metro would work on this issue. She expressed excitement over the regional implementation work that came underway. Ms. Larson highlighted that the governor's budget outlined significant investment in affordable housing and praised Hillsboro's local affordable housing efforts. She emphasized that solution to affordable housing were identified and that the next step was to determine how to scale such efforts. Ms. Larson then introduced the partners work on the Tri-County Supportive Project.

Mr. Ryan Diebert introduced himself and stated that the projected aimed to address a range of critical services to aid in reducing homelessness. He said that services could include street outreach to emergency shelters. He said that supportive housing was not a new intervention and was vital to use when addressing issues of homelessness. Mr. Diebert stated that a regional approach was necessary to promote supportive housing efforts.

Ms. Heather Lyons provided a background on supportive housing, explaining that it combined deeply affordable housing with services that helped people cope with complex circumstances. She provided a breakdown of costs under supportive housing and explained that supportive housing utilized a three legged stool approach for financing. She added that the Corporation for Supportive Housing (CSH) provided a racial equity approach and added that supportive housing included services designed to help people be successful in the long term as well as increase their position. Ms. Lyons acknowledged that supportive housing was not for everyone, but rather for individuals with extremely low incomes, complex health needs, and have experienced longer term homelessness.

Ms. Monica Cuneo expressed CSH's commitment to racial equity and emphasized the need for a systematic approach to instilling equity. She acknowledged that there were higher rates of homelessness within community of color and therefore supportive housing needed to target these vulnerable populations.

Ms. Lyons said that CSH worked on decreasing costs and improving the lives of the community. She discussed short term interventions offered by supportive housing and stated how these would be used for a variety of vulnerable populations. She added that a person experiencing long term homelessness could cost public systems almost \$40,000 a year. She said that the cost of an individual experiencing long term homelessness increases due to hospital bills or entering into unstable housing situations. She said highlighted that the average cost of supportive housing in the Metro area was less than \$22,500 annually.

Ms. Lyons spoke to the amount of need for affordable housing in the tri-county area. She expressed that the level of need in the area was obtained through jurisdictional data. She explained that because the results were based on solely homeless data, some individuals may not be captured. Ms. Lyons explained the two types of financing structures used for supportive housing: New Construction/Rehab and Leased Housing. Ms. Lyons detailed the cost of the two models and highlighted how most people preferred costs be split. She added that the model provided to MPAC was a guide for ten years and stated that the capital was not just concerned with the bond. Ms. Lyons assured that the Metro and Portland housing bonds would help make investments. She emphasized that the presentation aimed at providing Metro with a suggestion for how to spend their resources. Ms. Lyons remarked that supportive housing offset future costs.

Ms. Cuneo expressed that the project employed a system approach. She spoke to the importance of utilizing systems thinking in order to create longer term solutions to homelessness. She stated that systems thinking was practiced while CSH convened a steering committee. She stated that systems thinking allowed individuals to map current patterns that contribute to chronic homelessness in the region, identify shifts in thinking, and create guiding principles for systems re-design.

Ms. Cuneo said that system leaders were necessary to adequately advocate for homelessness and center on equity. She expressed that leaders prepared to transition from a mindset of isolate action to interdependence were necessary in the equitable expansion of PSH. She then outlined the qualities of successful systems leadership. She emphasized that broad participation in this process was necessary to systems thinking and leadership.

Ms. Lyons stated that systems change would more effectively match individuals with housing resources. She provided information on how much would be set aside for

supportive housing resources. She spoke to the health system which have engaged in homelessness issues as well as mechanisms that could be used to pool resources across the region. She updated MPAC that CSH was in the process of creating and finalizing a strategic plan and stated that Care Oregon backed supportive housing solutions. Ms. Lyons noted that other areas gained funding for supportive housing from private insurance companies.

Ms. Carrie Munn spoke to how efforts could be scaled up by outlining the following priority recommendations: resource strategies, alignment strategies, and implementation strategies. She said that resource strategies dealt with allocation and identification, whereas alignment strategies centered on housing and service specific issues. She then explained that implementation strategies focused on capacity building, communication, operating as a system, and governance and change management.

Ms. Munn pointed to a diagram provided to MPAC members which highlighted priorities and recommendation for regional scaling of PSH. She explained that guiding principals were placed at the center of the diagram and emphasized the need to think systemically. She clarified how to go about coordinating integrated access with priorities informed by vulnerable populations and usage. Ms. Munn noted that the first step was to identify and define critical capacity for tenant support and resident services. She expressed that need to clearly identify forms and roles while moving towards a braided funding system. Ms. Munn also noted that governance was vital in holding people accountable.

Ms. Lyons shared her experiences with the supportive housing forum. She said the forum provided the opportunity to learn from the community and experts from Los Angeles. She said that the work of CSH in Multnomah County allowed for the creation of 2,000 supportive housing units in Portland. She said that the forum was convened by individuals who guided the strategic plan and contributed their recommendations.

Ms. Munn reviewed the context for action and shared that a process was conducted to engage a number of counties and included representatives from staff. She said the steering committee included multi-jurisdictional partners and engaged people with lived experience of homelessness. She said that engaging people with diverse experiences was vital in recognizing smaller scale issues and cultivating relationships. She said the community engagement process relied on a broad spectrum of people who brought different experiences to the table. She said that their experiences and

knowledge was synthesized to help move the project forward. Ms. Munn said that the steering committee helped craft and refine the recommendation.

Ms. Erika Silver mentioned that the Clackamas County Board of Commissioner's created a service fund which would partially be used for supportive housing. She stated that there were 319 supportive housing beds in the county in order to showcase the scope of the issue. She emphasized CSH's dedication to alternative solutions to addressing homelessness and expressed the need to utilize more partners to take action.

Ms. Annette Evens stated that the organization met quarterly to discuss regional efforts and meet the needs of smaller partners. She spoke to the importance of conducting an annual point in time count and highlighted that there was not a homeless service center in one place. Ms. Evens discussed how the report sought to address chronic homelessness in Washington County through regional systems change. She summarized that the report was a tool for local leaders and would help prioritize capital resources as well as leverage public will to create capacity to end homelessness.

Mr. Diebert said that there were over 3,000 units of supportive housing in Multnomah County. He said that there was work to increase the amount of supportive housing in Multnomah County and identified units that were created by leveraging the Portland housing bond along with existing funding from the State and County. He emphasized the opportunity to expand and accelerate supportive housing development with regional partnership. He illustrated how Portland housing bond dollars, Oregon Housing and Community Services Capital dollars and funding from the Oregon Health Authority were leveraged together and put into a single application. He explained how this approach created capital for the construction of the units as well as the services for ongoing operation of those units in one package.

Member discussion included:

- Mayor Mark Gamba inquired what the cost of supportive housing in the Metro area included. Ms. Lyons clarified that the cost included the service and operational expenses. Mayor Gamba required more information on the data surrounding family services and mentioned his interest in preventing youth homelessness. Ms. Lyons stated that homelessness among families was harder to track and mentioned the need to explore the relationships with the child welfare system. Ms. Silver provided further clarification on data calculations accounting for families. Mr. Diebert added that Multnomah County's implementation included the involvement from Developmental Disabilities Services staff.

- Councilor Lewis thanked the presenters then commented on CSH's financing system and the dollars spent on workforce. She raised concerns regarding job pipeline issues and engaging individuals in service type of work. Councilor Lewis then asked how to leverage the Portland bond. Mr. Diebert spoke to the City of Portland's implementation strategy, noting that they developed an extensive stakeholder engagement process and identified housing bond resources to create supportive housing. He said that leveraging the Portland bond would provide the opportunity to engage with service providers. Ms. Larson added that the regional housing bond included a goal to create affordable housing. She mentioned that a funding tool for supportive housing had not been identified, but stated that Multnomah County over dedicated their housing bond dollars.
- Mr. Ed Gronke expressed concern that homelessness would persist after supportive housing funds were expended. He added that these solutions did not address the root cause of homelessness such as mental health issues, the drug epidemic, or employment opportunities.
- Commissioner Susheela Jayapal stated that the services portion of the presentation did not address rental assistance. She also observed that supportive housing could help individuals experiencing episodic homelessness.
- Councilor Juan Carlos Gonzalez inquired about the \$998 billion the report identified as a need to implement the supportive housing model. He also asked if there would be a mechanism to measure existing resources for regional jurisdictions, state health organizations, as well as the state and federal government. Ms. Lyons explained how this number was obtained and what resources it sought to include. She said existing resources did not have specific targets for services or operational service support. Councilor Gonzalez asked if there was research on how much money medical institutions, along with the state and federal government, were spending. Mr. Diebert spoke to the Multnomah County experience and mentioned that the gap was challenging to identify. He said that system level leadership needed to define supportive housing as a priority. Ms. Lyons discussed that the Governor's budget dedicated \$54 million in capital resources to supportive housing. She then explained that the Office of Housing and Community Services set aside resources for rent assistance service to be used in conjunction with supportive housing units.
- Ms. Emerald Bogue spoke to the need for a regional communications campaign due to the area's sudden growth in homelessness. She acknowledged the challenge of obtaining funds or support due to increase in homelessness. Ms. Bogue asked if there were other regions who successfully communicated that the effectiveness supportive housing model. Ms. Lyons shared conversations that occurred with Los Angeles representatives.
- Mr. John Griffiths asked if supportive housing was a temporary or permanent solution. He then questioned if there was an opportunity to prevent homeless. Ms. Evens provided an example of continuum care. Ms. Silver addressed prevention



efforts occurring within local jurisdictions, stating that these efforts matched individuals with appropriate services.

- Commissioner Dick Schouten provided an anecdote about Washington’s County approach to housing and demonstrated the benefit of providing wrap around services to homeless individuals. He also discussed how homelessness affected the business community.
- Councilor Gretchen Buehner stated that she represented a community with a large senior population. She explained that mental illness was common within the population and cited that some individuals required residential care. She asked presenters to speak to issues of homelessness among the senior population. Ms. Lyons addressed specific issues common to aging populations and mentioned barriers to aging in place. She said that CSH, along with other counties, worked on addressing this population. Councilor Buehner remarked that some individuals were more likely to need intense assistance and asked if CSH would provide in-patient care services. Ms. Lyons clarified that the organization was more concerned with matching individuals to different facilities than referenced conversations CSH had with various medical professionals. Ms. Lyons then clarified that CSH was more focused on the housing side of homelessness. Mr. Diebert added that Multnomah County’s data on chronically homeless adults included people over 50-years of age. Ms. Silver provided an anecdote of a veteran who was housed in a unit that also provided mental health services.
- Mr. Mark Watson requested that presentation material be provided to MPAC members.
- Commissioner Schrader acknowledged that this was a complex issue and inquired about how CSH planned to move forward. Ms. Lyons stated that the best course of action was to start with regional collaboration. She emphasized that the presentation was meant to build a relationship with Metro centered around supportive housing and regional coordination. Commissioner Schrader expressed concern over the scale and size of the project and requested more information on areas who have utilized supportive housing that were similar to the Portland region. Ms. Lyons stated that, although the size of the community mattered, the complexity of the issue remained the same. She referenced a project with Napa County, stating that the area faced problems with supportive systems not working together. Ms. Lyons mentioned that CSH also had offices in Connecticut where rural supportive housing was present. Ms. Lyons expressed that supportive housing required dedicated resources.
- Commissioner Jayapal remarked that LA could be look to for ideas regarding communication and system alignment. She explained that although the scale in LA was larger, Portland could emulate their approach.
- Commissioner Schrader inquired about public and private partnerships. Ms. Lyons spoke to CSH’s partnerships and mentioned that the business community was

extremely interested in supportive housing. Ms. Lyons also relayed conversations CSH had with the Portland Business Alliance.

- Mayor Gamba asked about next steps for the project. Ms. Larson said that the housing bond offered the opportunity to move forward. She explained that the bond dollars would create capital for investments needed to develop supportive housing. She said that leadership was required at the regional level was required to bring more resources and alignment to leverage the opportunity of the housing bond.

## **6.0 ADJOURN**

Chair Schrader adjourned the meeting at 6:45 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Sima Anekonda', written over a faint circular stamp or watermark.

Sima Anekonda  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MARCH 13, 2019**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>1.0</b>	Handout	3/13/19	Creating safe and welcoming public places and work spaces	031319m-01
<b>1.0</b>	Handout	3/13/19	2018 Compliance Report	031319m-02
<b>5.1</b>	Presentation	3/13/19	Tri-County Equitable Housing Strategy to Expand Supportive Housing for People Experiencing Chronic Homelessness MPAC Presentation	031319m-03
<b>5.1</b>	Handout	3/13/19	Homelessness and Supportive Housing in Clackamas, Multnomah and Washington Counties FAQs	031319m-04