Agenda

Meeting: Supportive Housing Services Tri-County Planning Body Meeting

Date: October 12

Time: 4:00pm-6:00pm

Place: Virtual meeting

Purpose: Update the Tri-County Planning Body (TCPB) on supportive housing services regional coordination and discover areas of interest.

4:00pm **Welcome and Introductions**
1. Welcoming and opening remarks
2. Introductions
3. Review meeting agenda and objectives
4. Approve November meeting summary

4:10pm **Public Comment**

4:20pm **Group Agreements**
1. Review and vote on group agreements

4:30pm **Tri-County Regional Coordination**
1. Presentations
2. Questions and answers

5:30pm **Survey Discussion and Alignment**
1. Discuss and discover areas of alignment between survey and presentations

5:55pm **Closing and Next steps**
1. Next meeting: November 9, 2022, 4-6pm
2. Follow-up survey

6:00pm **Adjourn**

Metro

Tri-County Planning Body Onboarding Meeting Summary

Meeting: Supportive Housing Services Tri-County Planning Body Member Orientation Meeting

Date/time: Wednesday, September 14, 2022, 4:00 PM – 6:00 PM

Place: Virtual meeting (Zoom)

Purpose: Orient Tri-County Planning Body (TCPB) members to operating structures and governance.

Member attendees

Co-Chair Eboni Brown (she/her), Co-Chair Matt Chapman (he/him), Zoi Coppiano (she/her), Mercedes Elizalde (she/her), Nicole Larson (she/her), Michael Ong Liu (he/him), Sahaan McKelvey (he/him), Steve Rudman (he/him), Cristina Palacios (she/her)

Absent members

Yvette Hernandez (she/her), Monta Knudson (he/him), Alicia Schaffter (she/her), James Schroeder (he/him)

County staff representatives

Clackamas County - Vahid Brown (he/him), Multnomah County – Yesenia Delgado (she/her), Washington County - Jes Larson (she/her)

Elected delegates

Metro Council President Lynn Peterson (she/her)

Absent delegates

Multnomah County Commissioner Susheela Jayapal (she/her), Washington County Chair Kathryn Harrington (she/her)

Metro

Nui Bezaire (she/her), Liam Frost (he/him), Patricia Rojas (she/her), Valeria McWilliams (she/her)

Kearns & West Facilitators

Ben Duncan (he/him) and Ariella Dahlin (she/her)

Welcome and introductions

Liam Frost introduced himself, provided opening remarks, and welcomed the Tri-County Planning Body (TCPB) to the meeting.

Ben Duncan introduced himself as a neutral third-party facilitator and facilitated introductions between TCPB Members.

Power sharing and group agreements

Ben presented the concepts of cultural humility and power sharing. Cultural humility includes a commitment to lifelong learning, self-reflection, recognizing and addressing power imbalances, and institutional accountability. Power sharing is defined as having an internal sense of agency and external trust and respect with others. To share power, leaders with status are not seeking to shift power dynamics to control the group.

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To actualize power sharing and co-creation in TCPB work, trust, collaboration, and consensus are needed. Ben asked the group to describe what this looks like in practice. TCPB members identified the following practices/behaviors:

- Discuss ideas and priorities as a group
- Equal participation in decision making and discussion
- Assume no malicious intent
- Remain solution oriented
- Challenge oppression
- Respect different identities, cultures, and professions
- Accountability
- Acknowledge harm and resolve in good faith
- Consider other perspectives
- Listen with an open mind and to understand
- Remain curious and ask questions
- Be hard on the process, but not the people
- Build relationships to build trust
- Empathy
- Cultivate a space where each member feels empowered
- Do not interrupt others
- Create clear processes

The group discussed the potential to meet in-person, and virtual alternatives, to build relationships with each other. The Kearns & West team will develop draft group agreements based on what was shared for the TCPB to review.

Modified consensus decision making

Ben detailed the TCPB responsibilities, including modified consensus, as stated in the Charter, and asked if there were any clarifying questions.

Mercedes Elizalde asked what opportunities there are to connect with other bodies related to Supportive Housing Services (SHS) work.

Patricia Rojas shared that the SHS Oversight Committee asked the same question. While the Oversight Committee focuses on local implementation plan policies and the TCPB focuses on regional implementation plan development, there is a relationship between the two bodies. There are different examples for connecting, including having the Co-Chairs from both bodies meet regularly.

Steve Rudman stated that the SHS Oversight Committee and the Affordable Housing Bond Oversight Committee Co-Chairs have met a few times to coordinate work. There may be closer coordination needed between the SHS Oversight Committee and the TCPB, and the groups should consider having a joint meeting.

Mercedes suggested that presentations and meetings on draft ideas are necessary between the SHS Oversight Committee and the TCPB to align work.

Co-Chair Matt Chapman noted that the SHS structure is unusual in its design of multiple committees and is an opportunity for the TCPB to conduct research and learn from other metropolitan areas.

Cristina Palacios asked if there was charter language on how to ask for more information during the modified consensus process.

Ben replied that a thumb down could indicate that more information is needed before deciding.

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Mercedes recommended that voting be an iterative process. Ben confirmed that the modified consensus will result in an initial vote, further discussion as necessary, and then move to another vote to assess where the group is at. Process repeats until all voices are heard, any modifications or edits to a proposal or recommendation are made, and majority approval is confirmed.

The TCPB then voted on approval of the July 29, 2022, TCPB Meeting Summary.

Thumbs up: 11

Thumbs sideways: 0

Thumbs down: 0

The July 29, 2022, TCPB Meeting Summary was approved.

Co-Chairs: introduction to role and discussion of future topics

Co-Chair Eboni Brown introduced herself and her role as facilitating ideas between TCPB members and the Jurisdictional Leadership Team (JLT). Her goal is to amplify the groups suggestions, empower TCPB members, and advocate for the people the TCPB serve.

Co-Chair Chapman echoed Co-Chair Brown's remarks and added that he seeks constructive criticism. He emphasized the importance of relationship building and best practice development.

Ben asked the TCPB if they have any expectations for the Co-Chairs.

Cristina suggested opening recruitment to non-English speaking members.

Zoi Coppiano shared that an equity lens should be applied to best practices.

Metro Council President Lynn Peterson recognized the amount of experience each member has and reminded the group to make space so that all voices are heard.

Mercedes asked how the Co-Chairs help develop agendas.

Co-Chair Chapman replied that they have not been involved to date but have meetings on the calendar to develop agendas with Metro and County Staff.

Co-Chair Brown responded that the TCPB members will determine priorities together as a group early on.

Patricia clarified that the JLT and the Co-Chairs will plan agendas together moving forward.

Steve shared that the Affordable Housing Bond Oversight Committee has a similar design for agenda development.

Ben asked the TCPB what each member's top of mind issue is. TCPB members identified the following priorities:

- First year data
- Regional long-term rent assistance
- Relationship building between members
- Regional plan development
- Decrease the rate of people entering homelessness
- Program retention
- Regional collaboration and coordination
- Success measurement
- Equity
- Long-term planning
- Best practices
- Living wage
- Data gathering

Tri-County Planning Body Onboarding Meeting Summary

Closing and next steps

Patricia thanked everyone for participating today. Next steps include:

- Publish the July 29, 2022, meeting summary.
- Distribute hybrid meeting survey.
- Pilot hybrid meeting in November.
- Distribute draft group agreements document.

Adjourn

Adjourned at 6:00 pm.

Tri-County Planning Body Group Agreements [DRAFT]

The success of the Tri-County Planning Body (TCPB) relies on trust, collaboration, and consensus. To enact these three principles, TCPB members consent and hold each other accountable to the following the group agreements. We agree to:

- Honor perspectives and backgrounds. Remain curious and ask questions for clarity.
- Engage to understand with an open mind and cultural humility.
- Focus on process and goals. Center community in solution-oriented discussion.
- Commit to developing relationships as foundational to establishing trust.
- Allow for different ways of processing and styles of communication, encourage all voices to be heard, and everyone to be able to complete thoughts without interruption or rebuttal.
- Hold empathy for the community and each other, assume positive intent and maintain respect.
- Work towards empowerment of all members of the TCPB.
- Bring ideas, thoughts, concerns, and complaints into the room and prioritize discussing topics as a group.
- Build and maintain awareness of bias power and positionality. Share space equitably.

Supportive Housing Services (SHS) Tri-County Planning Body (TCPB)

Informational Handout: SHS Program Implementation - Regional Coordination to Date

Prepared by Metro SHS Team staff for the October 12, 2022 TCPB meeting

The purpose of this document is to provide context and additional details related to SHS program regional coordination efforts to date between Metro, Clackamas County, Multnomah County and Washington County. At the October 2022 TCPB meeting, staff from the four jurisdictions will provide a presentation that gives an overview of the multi-jurisdictional planning and coordination that has been underway 2021. This document provides information that is supplemental to the presentation. The content is a digest of information included in quarterly progress reports from the three counties, by topic.

Regional Long-term Rent Assistance:

The regional long-term rent assistance program (RLRA) is a key strategy for achieving the goals of the supportive housing services (SHS) program, since it is a critical tool to ensure housing stability in supportive housing placements for households who experience long-term homelessness and others who experience or are at risk of homelessness.

The program builds on the existing long-term rent assistance infrastructure and expertise within Clackamas, Multnomah and Washington counties and is implemented independently by each county following consistent regional guidelines and policies. These guidelines and policies aim to, among other goals, streamline screening criteria, simplify application processes and reduce eligibility barriers to increase housing access and support long-term housing stability for people who have been disproportionately impacted by homeless and restricted from housing opportunities.

One of the major goals of creating one regional framework for the rent assistance program is to ensure a consistent experience for landlords, service providers and participants across the region.

From Quarter 1 Progress Updates[1]: "The Regional Long-term Rent Assistance (RLRA) program has been established with regionally consistent policies that also allow for local application of the program. An RLRA workgroup has convened for more than six months to develop the policy framework, in partnership with Metro. Each County aligns the RLRA program as needed with their local service programs to meet the priority needs of their local community, and a regionally consistent voucher provides partnering landlords, case managers and tenants with a consistent experience across the region."

Noted coordination progress:

- RLRA regional policy framework was developed and finalized in Q1: **RLRA Program Policies**
- The RLRA workgroup continues to meet bi-weekly to manage quality improvement of the RLRA policy framework, celebrate RLRA successes and work together to address operational challenges as they arise.

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[1] Quarter 1 progress updates can be accessed using these links: **Clackamas' update; Multnomah's update; Washington's update.**

Supportive Housing Risk Mitigation Fund:

From Quarter 1 Progress Updates: "The work of supporting landlords across the region will also benefit from regional coordination, as many landlords own property in more than one of the three counties. A risk mitigation fund to support landlords who participate with RLRA and other SHS programs is planned for implementation in the first year of the SHS program and the three Counties are working together on the procurement provision [see Procurement below] and funding of this important program."

Culturally Specific Capacity Building:

From Quarter 1 Progress Updates: "The three counties are committed to supporting capacity expansion for culturally specific organizations to better serve the diverse and culturally specific needs of our community. The Counties also recognize that emerging non-profit organizations do not have the capacity to work with three governmental jurisdictions at the same time. To support the needs and help grow the capacity of culturally specific organizations, a workgroup of Tri-County staff is convening to coordinate outreach, technical assistance, and ultimately propose a coordinated culturally specific capacity building program for organizations in any of the three counties."

Coordinated Procurement:

A primary goal of coordinating procurements for SHS services is to reduce burdens on services providers by ensuring more accessible and consistent processes across the region.

From Quarter 1 Progress Updates: "A Tri-County coordinated Request for Program Qualifications (RFPQ) process is planned for the second quarter. The coordination of procurement will create a centralized process and regional standards in procurement to reduce barriers to entry for smaller organizations and help organizations easily expand their work across County boundaries. The release of a Tri-County RFPQ is targeted for the end of 2021."

Noted coordination progress: *Quarter 2[2] and Quarter 3[3] updates*:

- "Launched a Tri-County Request for Programmatic Qualifications (RFPQ) …to expand our network of eligible services providers in all areas of service provision, working in all areas of the region, with one application process. This was the first time that the 3 counties worked together on a procurement for social services. The counties aligned on the procurement process and the design of the service categories. The 3 counties agreed that the highest priority of this RFPQ (Request for Programmatic Qualifications) was to qualify **culturally specific community based organizations** to contract for supportive housing services. Each county conducted promotion and outreach leading up to the RFPQ. In order to reduce anticipated barriers of the procurement process, the procurement period was open for 60 days, the counties held 3 pre-proposal conferences, and technical writing assistance by a third party consultant was available to all applicants. The RFPQ application process closed on January 31, 2022 with a total of 99 applications. Applications will be reviewed in February 2022 and the new vendor pool will be

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[2] Quarter 2 progress updates can be accessed using these links: **Clackamas' update; Multnomah's update; Washington's update.**
[3] Quarter 3 progress updates can be accessed using these links: **Clackamas' update; Multnomah's update; Washington's update.**

announced in March 2022. Many of the applications are from organizations not currently contracted for homeless services in any county."

- "The three Counties worked together to align the procurement process and the design of the service categories with a strong commitment to qualify culturally specific community-based organizations to contract for Supportive Housing Services[4]. More than 100 organizations qualified for the Supplier Pool through the Tri-County SHS Request for Programmatic Qualifications."
- **Here is the list of providers that qualified for the Supplier Pool: SHS Tri-County Supplier Pool**

Data and Definitions:

A primary goal in coordinating data definitions, collection and calculation methods is to ensure that data is defined and reported consistently across the region. This consistency helps all stakeholders better understand the data that is being reported or presented.

From Quarter 1 Progress Updates: "A Tri-County workgroup is working to support the development of regionally consistent definitions, demographic categories, and data research, including the next Point In Time Count. This group has recommended the transition to regionally consistent demographic categories building off the best practice of REAL+D, and a regionally consistent definition for "at risk of chronic homelessness," which is necessary to ensure consistent application of the Population A and Population B definitions in the SHS Measure."

Noted Coordination Progress Q2+:

- "Continued development of data management processes and products, through the Tri-County data workgroup, to ensure SHS metrics are clear and are regionally-aligned. Worked with Tri-County leadership to help define goals for future reporting and intergovernmental data sharing agreement with Metro."
- Counties entered negotiations to re-structure HMIS administration activities and move them from the City of Portland to Multnomah County as the HMIS lead administrator for all three jurisdictions.
- All three counties joined the Community Solutions Built for Zero initiative whereby county partners committed to creating more dynamic data and by-name lists as part of an overall strategy to reduce the prevalence of chronic homelessness to functional zero. Multnomah created a Built for Zero website for its work, which can be found here: **Multnomah's Built for Zero progress page**

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[4] Washington County hosted the Tri-County procurement. More information about that procurement can be found on Washington County's **SHS Funding Opportunities website**.

October 7, 2022

TO: Metro Supportive Housing Services Tri-County Planning Body

FM: Tom Cusack

Subject: Comments on Agenda Items for October 12, 2022 Meeting

This is Tom Cusack. I am a retired HUD Oregon Filed Office Director, and the author of the Oregon Housing Blog. I live in Clackamas County, in Lake Oswego, and am also in the jurisdiction of the Portland School District.

I am writing to request that the Tri County Planning Commission conduct a thorough review of the policies, costs, location, and demographics of who is being served by the Regional Long Range Rental Assistance program.

I previously raised these issues with the Oversight Committee but was advised recently that the TRI County Committee had RLRA jurisdiction.

My concerns about the RLRA program are:

- The high rental costs for the program which can provide a windfall for some owners, especially LIHTC owners.
- It's adverse impact on HUD voucher holders—many who waited months/years for a voucher- who can no longer compete for the same units.
- Lack of uniform REGION WIDE RLRA Information.

RLRA Excessive costs and Adverse Impact on HUD voucher holders

My most recent memo to the Oversight Committee is on pages 2-4 of this document and has graphs that show the excessive costs of the RLRA program and its adverse impact on HUD voucher holders. I provided two recommended actions that could reduce those costs and adverse impacts.

1. Set the payment standard for all areas in a county at 100% of FMR. (Washington county had done that but the increase in FMR's effective October 1st means they need to adjust their payment standard to 100% of the new FMR.

2. Limit RLRA rents to 120% of the PAYMENT STANDARD, as determined by the housing authority in each county.

A September blog post (http://oregonhousing.blogspot.com/2022/09/metro-staff-tells-supportive-service.html) contains an Excel tool that allows users to see those impacts in different Metro neighborhoods/payment standard areas.

Lack of Uniform REGIONWIDE Information

Quarterly reports have NO uniform structure to report the number and costs of RLRA commitments, either tenant based or project based. At a minimum this data should be reported quarterly IN A UNIFORM FORMAT including :

- A breakout of RLRA households by project based or tenant based
- A breakout of RLRA households by A/B categories.
- A demographic breakout of RLRA households.
- A breakout of RLRA average costs by bedroom size.
- A geographic breakout of RLRA households.
- A breakout of RLRA households served in LIHTC projects.

One Final Observation:

The agenda and meeting packet references presentations to be made at this meeting, but those presentations were not posted. It is impossible to comment on presentations not made available to the public prior to the meeting.

September 21, 2022

To: Metro Permanently Supportive Housing Oversight Committee

Fm: Tom Cusack

This is Tom Cusack, I live in Lake Oswego, write the Oregon Housing Blog, and am a retired HUD Oregon Field Office Director. I have reviewed the packet for the September 26, 2022 meeting including that staff memo "RLRA Program Structure" on page 40.

I was disappointed to see that the upshot of that memo is the conclusion that

> *"The matter of RLRA's program design and whether that policy or design be changed is something the Tri-County Planning Body could consider"* and

> *"Metro staff recommends that the SHS Oversight Committee consider voting on a decision to make a formal recommendation or request for the SHS Tri-County Planning Body to look into and/or respond to concerns raised by some SHSOC members about how the RLRA program is currently structured."*

I urge the Committee to vote if necessary to make a referral to the Tri County Planning Body requesting a thorough review of the costs of the RLRA program, who is providing the housing for the RLRA program, and RLRA's impact on housing choice for HUD voucher recipients.

As I recommended earlier adverse impacts on voucher holders could be reduced in one of two ways

1. Set the payment standard for all areas in a county at 100% of FMR. (Washington county had done that but the increase in FMR's effective October 1ˢᵗ means they need to adjust their payment standard to 100% of the new FMR.

2. Limit RLRA rents to 120% of the PAYMENT STANDARD, as determined by the housing authority in each county.

IN BOTH cases the RLRA rents WOULD STILL be HIGHER than voucher rents.

Here are examples of why the RLRA rents need review and modification.

Housing Choices for RLRA SSI Tenants Substantially More than for Housing Voucher Tenants.

My most recent blog post (https://oregonhousing.blogspot.com/2022/09/excel-tool-to-compare-housing-choice.html) provides an Excel tool to show side by side comparisons of housing choice, rent burdens, and subsidy costs for HUD voucher tenants vs RLRA tenants for all 12 of the different voucher payment standard areas in the three counties.
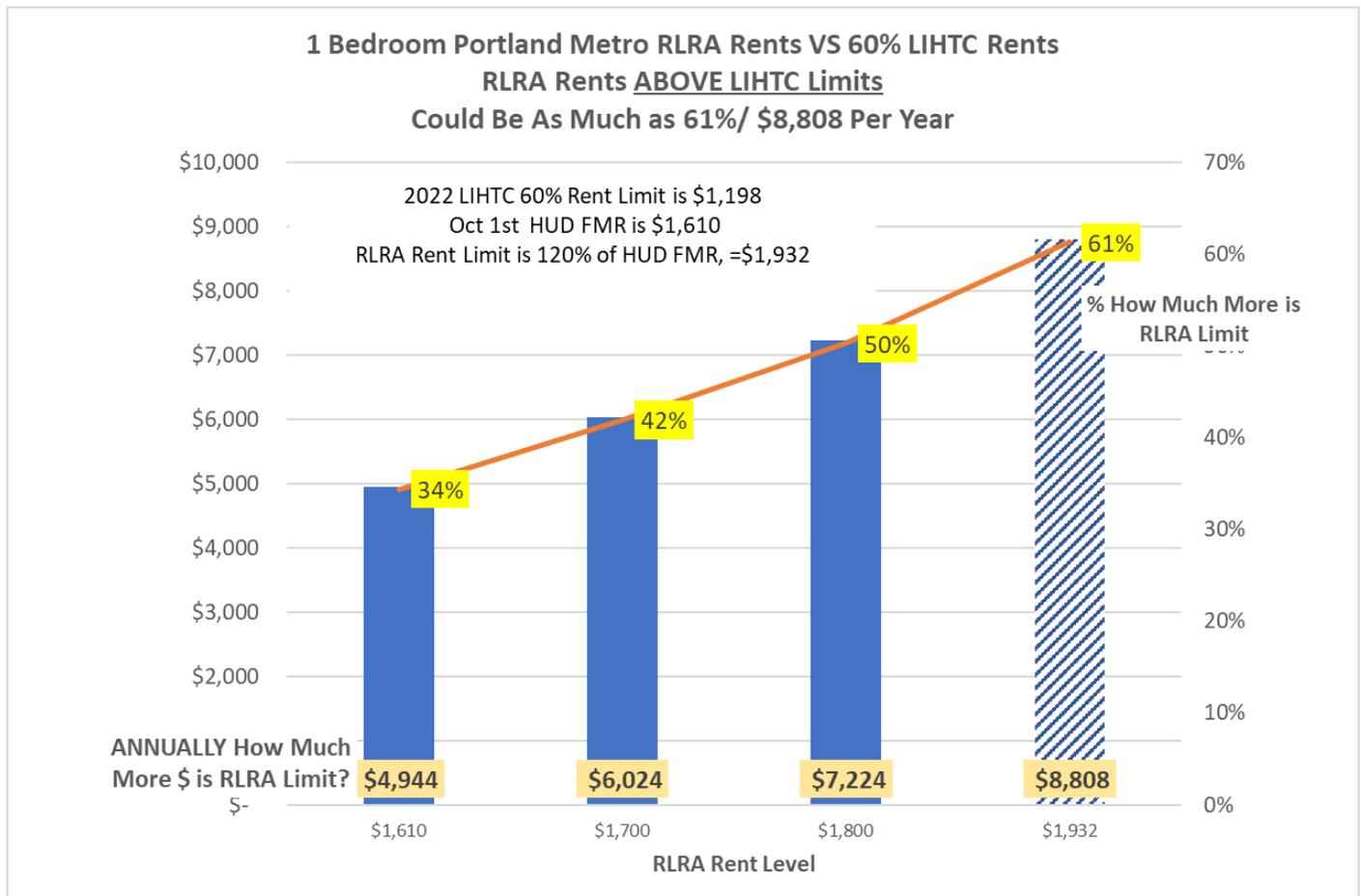
Using approximate SSI single person income for 2023 of $11,000 in the Gresham payment standard area the tool shows that for a one bedroom unit

- The voucher tenant CANNOT rent the unit as their share of rent would be $771, 89% of income.
- For the RLRA tenant their share of rent is $275, 30% of Income.
- For the **RLRA tenant subsidy totals $19,844 per year,**

RLRA RENTS are HIGH.

In earlier September posts (links are in the most recent blog post) I pointed out that

1. The Portland 1 Bedroom Metro RLRA of $1,932 could bring $8,800 In annual ADDITIONAL subsidized rental Income to each LIHTC Unit. (I count 33,000 LIHTC units in the 3 counties).

1 Bedroom Portland Metro RLRA Rents VS 60% LIHTC Rents
RLRA Rents ABOVE LIHTC Limits
Could Be As Much as 61%/ $8,808 Per Year

2022 LIHTC 60% Rent Limit is $1,198
Oct 1st HUD FMR is $1,610
RLRA Rent Limit is 120% of HUD FMR, =$1,932

% How Much More is RLRA Limit

ANNUALLY How Much More $ is RLRA Limit?

RLRA Rent Level	$1,610	$1,700	$1,800	$1,932
	$4,944	$6,024	$7,224	$8,808
%	34%	42%	50%	61%

2. Because of an increase in HUD Fair Market rents effective October 1st, the highest gap between RLRA 1-bedroom maximum rent and the lowest 1 bedroom payment standard would be $496 per month and the LOWEST gap is $344. (See graph on next page for differences for each payment standard area).

FY 2023 VS FY 2022: 1 Bedroom Apt
GAP Between Montly HUD Voucher Payment Standard and Metro's RLRA @120% of FMR
Grows By $118, With Highest Gap Now $496

Area	FY 2022 FMR's	FY 2023 NEW FMRS
Washington, ALL areas	$302	$420
Multnomah, SW Portland 97035, 97219, 97221, 97239	$226	$344
Multnomah, Outer SE 97216, 97233, 97236, 97266	$378	$496
Multnomah, Outer NE 97220, 97230	$378	$496
Multnomah, N Portland / St. Johns 97203, 97217, 97227	$226	$344
Multnomah, Inner & Central SE 97202, 97206, 97214, 97215	$226	$344
Multnomah, Inner & Central NE 97211, 97212, 97213, 97218, 97232	$226	$344
Multnomah, Gresham / Fairview / Troutdale 97019, 97024, 97030, 97060, 97080	$378	$496
Multnomah, NW Portland 97209, 97210, 97229, 97231	$226	$344
Multnomah, Downtown Portland 97201, 97204, 97205	$226	$344
Clackamas, Rest of county	$378	$496
Clackamas, 97034, 97035, 97068, 97086 and 97070	$335	$453