

Agenda



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: Supportive Housing Services Tri-County Planning Body Meeting
Date: January 11
Time: 4:00pm-6:00pm
Place: Metro Council Chambers, 600 NE Grand Ave, Portland, OR 97232 and Zoom Webinar
Purpose: The Tri-County Planning Body (TCPB) will review regional coordination issue prioritization survey results and make decisions for preliminary recommendations for the Regional Plan.

4:00pm **Welcome and Introductions**

1. Welcome and introductions
2. Review meeting agenda and objectives
3. Approve December Meeting Summary

4:10pm **Public Comment**

4:15pm **Update on TCPB staff research**

1. Update on TCPB request for more information landlord recruitment and engagement
2. TCPB vote on proposed scope

4:25pm **Presentation of Survey Results**

1. Staff presentation on regional coordination issue prioritization survey results

4:35pm **Preliminary Recommendation(s) Discussion and Decision**

5:55pm **Closing and Next steps**

1. Next meeting: February 8th, 2022, 4-6pm

6:00pm **Adjourn**

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Tri-County Planning Body Meeting Summary

Meeting: Supportive Housing Services Tri-County Planning Body Meeting
Date/time: Wednesday, December 14, 2022, 4:00 PM – 6:00 PM
Place: Zoom Webinar
Purpose: The Tri-County Planning Body (TCPB) will continue to discuss issues and opportunities in regional coordination, review recommendation development criteria and go through a recommendation exercise for work prioritization as it relates to the Regional Plan

Member attendees

Co-chair Eboni Brown (she/her), Co-chair Matt Chapman (he/him), 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

Zoi Coppiano (she/her), Yvette Hernandez (she/her), Alicia Schaffter (she/her), James Schroeder (he/him)

Elected delegates

Clackamas County Commissioner Sonya Fischer (she/her), Washington County Chair Kathryn Harrington (she/her), Multnomah County Commissioner Susheela Jayapal (she/her), Metro Councilor Christine Lewis (she/her)

Absent elected delegates

Metro Council President Lynn Peterson (she/her)

County staff representatives

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

Metro

Ash Everfeld (they/she), 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, Regional Housing Assistant Director, Metro, provided opening remarks and welcomed the Tri-County Planning Body (TCPB) to the meeting. Liam thanked Clackamas County Commissioner Sonya Fischer for her work as she finishes her term serving the TCPB.

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

Ben shared the TCPB process funnel tool.

Co-chair Eboni Brown motioned to vote on approval of the November Meeting Summary.

The TCPB approved the November Meeting Summary.

Tri-County Planning Body Meeting Summary

Public comment

A written public comment was received and sent to the committee before the meeting.

Cole Merkel (he/him) provided verbal public comment.

Complete Regional Coordination Discussion -Regional Long-Term Rent Assistance, Data Quality and Capacity Building - cont.

Ben introduced the topic and provided an overview of last month's discussion.

Mercedes Elizalde stated the importance of coordinating entry services and assessments, leveraging resources such as Medicaid and 1115 waivers, and utilizing data across systems. She touched on service qualification issues which currently exclude folks from receiving care.

Clackamas County Commissioner Fischer shared that the TCPB should build a sustainable system of care. She emphasized the need to provide a continuum of support to allow for an individual approach to care and echoed the importance of coordinated entry and leveraged resources.

Washington County Chair Kathryn Harrington expressed the importance of defining TCPB goals to measure success. She agreed on the issue of folks qualifying for services and suggested asking the three counties and their partner agencies what their current service needs are.

Co-chair Matt Chapman suggested mapping out the current system to see how it works and to identify where to make meaningful recommendations within the TCPB's jurisdiction. He proposed developing recommendations section by section to be responsive and show progress.

Nicole Larson echoed the suggestion for investing in a continuum of care. She reflected that the approach was effective when she worked with homeless youth. She agreed that having a coordinated entry process and real time service provider data is beneficial.

TCPB Recommendation Development Criteria

Ben reviewed the draft recommendation filtering criteria.

Mercedes asked for further clarification and definition on the racial equity, duplicative, and staff capacity criteria.

Liam assured members that the list is evolving and will be further refined.

Regional Coordination Issue Prioritization

Co-chair Brown acknowledged that the TCPB has many topics to discuss and introduced capacity building as a first discussion topic. She elaborated that capacity is an issue that the TCPB have heard from providers, county staff, and TCPB members, and is an issue that needs to be addressed before discussing other topics such as program expansion.

Chair Harrington agreed that capacity building is an important issue and asked how a potential economic recession would impact the situation and if staff retention should be a focus area.

Steve Rudman agreed that capacity building is a big issue that's connected to many topics and should not be discussed in lieu of other topics.

Commissioner Susheela Jayapal reflected that everyone agrees capacity is an issue and that there are many pieces to it like workforce, training, and wages. She suggested wages could be a specific strategy and noted that the three counties are currently engaged in capacity efforts. She asked if specific strategies that have been identified by each county should be recommended regionally or if there could be a mix of short- and long-term strategies.

Tri-County Planning Body Meeting Summary

Co-chair Brown replied that the focus could be on multiple issues and that capacity would be a starting place.

Ben reflected that capacity seems to be the uppermost shared challenge and place to practice the TCPB process funnel.

Patricia Rojas, Regional Housing Director, Metro, stated that the TCPB has to go through a prioritization process to raise issues to pay attention to.

Co-chair Chapman agreed to focus on multiple issues and learn by doing. He suggested to conclude the discussion on whether to prioritize capacity building, and to start discussing which aspects of capacity building to prioritize.

Cristina Palacios posted in the chat that there could be up to 15% rent increases which could cause an increase in unhoused people and there will be a need for capacity.

Mercedes shared that capacity building is important and asked if the underlying issue could be unrealistic expectations. She reflected that many organizations are expected to roll out new programs and show results in a short amount of time, and while there could be a capacity issue, the issue could also lie in expectation management. She suggested picking one domain, such as Regional Long-term Rent Assistance (RLRA), and identifying multiple strategies, including capacity, to discuss.

Cristina agreed in the chat that organizational capacity cannot meet current expectations.

Sahaan McKelvey echoed the importance of tackling multiple issues and that capacity building is a strategy for all topics. He noted a need to retain the workforce, and that time and available resource expectations should be considered.

Commissioner Jayapal stated that RLRA has a lack of available units and there is a need to recruit landlords to expand inventory capacity.

Co-chair Brown agreed with everyone and shared that service providers should increase their employee wages. She noted that the TCPB can provide short-, mid-, and long-term recommendations and that the discussion needs to focus on narrowing in on an issue.

Co-chair Chapman recommended a discussion of RLRA with a focus on capacity building.

Ben noted that there is a meeting time constraint in beginning that discussion and read out Cristina's chat that said there needs to be a focus on equity since BIPOC service providers can use funds to serve diverse populations but need time to build quality programs.

Chair Harrington noted there is interest in RLRA, capacity building, and many other topics, which can be overwhelming. She shared the importance of service providers and her concern about service provider criticisms mentioned at the TCPB and the Supportive Housing Services (SHS) Oversight Committee. Chair Harrington is considering writing a letter to Metro Council asking for SHS funding and asked if the TCPB could focus on solutions and the commitments made to voters.

Nicole reflected that capacity building seems to have an overlap with other issues. She stated the importance of knowing what the issue baselines are as the TCPB builds out expectations.

Co-chair Chapman welcomed input from county partners. He reflected that there were many ideas related to capacity and suggested discussing specific issues within capacity.

Sahaan shared that providers will have to expand new recommendations while continuing to do what they are currently doing. He shared to do RLRA successfully, service partners and providers must be engaged and empowered.

Cristina suggested using a framework that acknowledges that ending homelessness is not a project but building a system of greater housing stability and reliance.

Tri-County Planning Body Meeting Summary

Jes Larson, Supportive Housing Services Program Manager, Washington County Department of Housing Services, stated that RLRA vouchers are implemented in partnership with case managers who help clients through the process. She noted that in Washington County, it's the lack of case manager capacity to roll out more RLRA vouchers. She noted that it's less about wages and more about organizational infrastructure and the level of sudden growth that cause the blockage.

Multnomah County Commissioner Jayapal suggested that strategies don't have to be implemented in the same way at the same time for each county. She suggested developing a model in one county and then rolling out in the other counties later to help with capacity. She highlighted the constraint of unit availability and the need to recruit and retain landlords.

Steve Rudman said that a systems level discussion is missing and there is a need to work with the landlord industry. He asked if Metro staff can work with Counties to identify different models of working with landlords and to assess how those models could work in the Portland metropolitan region.

Nicole asked if case managers are tasked with finding housing for clients.

Co-chair Brown replied that it is up to the housing and retention workers. She reflected that her organization only had 2 case managers for 40 clients and it's an all-hands-on deck situation. She suggested incentivizing landlords.

Nicole asked how RLRA is functioning with clinical case managers and shared it could be helpful to know what case managers report as their capacity issue.

Co-chair Brown responded that the issue ranges from organization to organization. It could be wages, responsibility, or safety concerns.

Jes shared that Washington County has landlord liaisons they work with.

Vahid Brown, Housing Policy Coordinator, Clackamas County, mentioned that folks are screened and matched with housing navigators in Clackamas County to find housing.

Mercedes asked how many case managers or peer support workers are trying to do this work, but don't have RLRA vouchers because their program pre-dates SHS.

Vahid responded that there was a large turnover of housing navigators that predate SHS.

Closing and next steps

Ben shared that a survey will be sent out to prioritize next meeting's topic. January's meeting will hone-in on a subject and begin the funnel process.

Steve shared that he hoped Metro staff could work with county staff to identify bottom-up capacity issues and models of housing connector programs in places like Seattle and Los Angeles.

Washington County Chair Harrington asked what the TCPB's role is in each one of the opportunities identified in the slide deck meeting materials.

Multnomah County Commissioner Jayapal shared that TCPB's role is to elevate regional strategies, and a landlord regional program would be a beneficial strategy.

Liam stated that the TCPB would have to vote on Steve's request of Metro.

Nicole shared that it would be helpful to do a survey and identify a goal and any decisions that need to be made at the next meeting.

Steve motioned to vote on approving Metro staff to identify bottom-up capacity issues and models of housing connector programs.

TCPB approved the task for Metro.

Co-chairs Brown and Chapman abstained.

Tri-County Planning Body Meeting Summary

Chair Harrington shared that Washington County previously met with Brilliant Corners and they can share out those notes.

Next steps include:

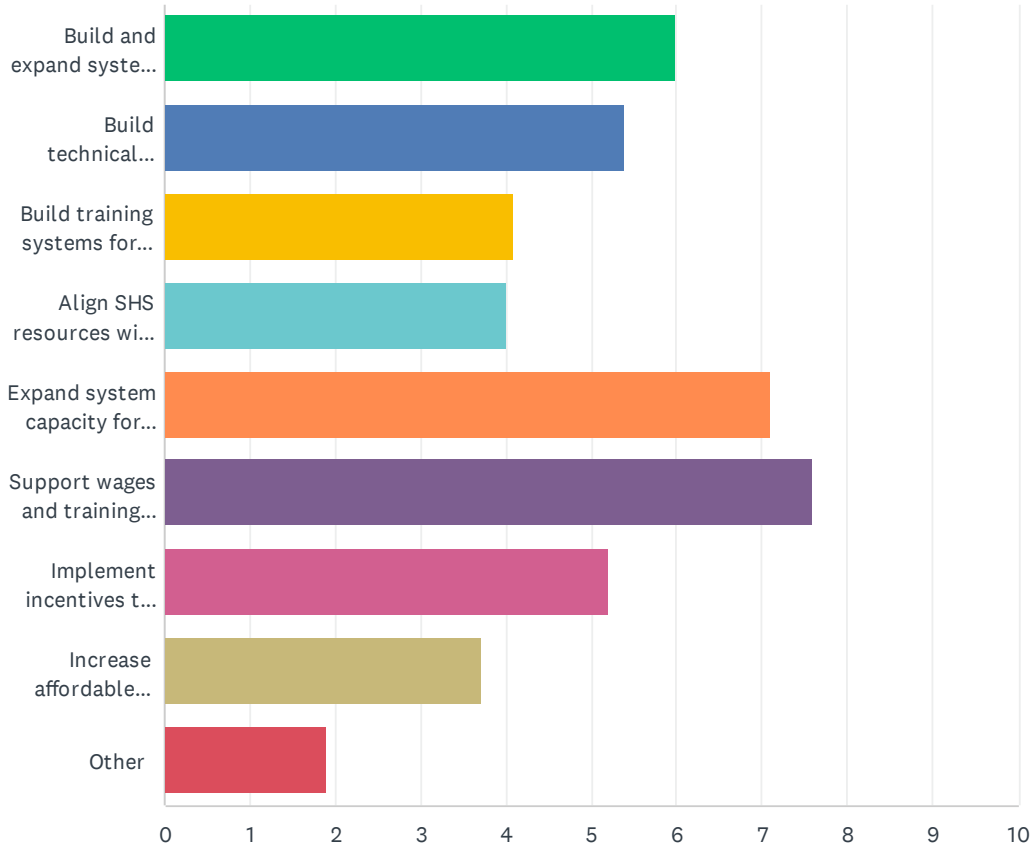
- Metro to provide definitions on the filtering criteria.
- TCPB members to respond to prioritization survey.
- Metro to begin identifying bottom-up capacity issues and the models of other housing connectors programs.
- Washington County to share notes from previous meeting with Brilliant Corners.

Adjourn

Adjourned at 6:15 pm.

Q2 Prioritization of capacity strategies: list in order of priority where you think TCPB should begin recommendation discussions.

Answered: 10 Skipped: 0



Tri County Planning Body Focus Area Survey

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Build and expand system capacity for culturally specific housing and service providers	10.00% 1	0.00% 0	20.00% 2	30.00% 3	30.00% 3	10.00% 1	0.00% 0	0.00% 0	0.00% 0	10	6.00
Build technical assistance capacity for emerging service providers	10.00% 1	0.00% 0	30.00% 3	10.00% 1	20.00% 2	10.00% 1	0.00% 0	20.00% 2	0.00% 0	10	5.40
Build training systems for provide staff	0.00% 0	10.00% 1	0.00% 0	10.00% 1	20.00% 2	10.00% 1	30.00% 3	20.00% 2	0.00% 0	10	4.10
Align SHS resources with the Regional Affordable Housing Bond and other sources	0.00% 0	0.00% 0	0.00% 0	30.00% 3	0.00% 0	10.00% 1	60.00% 6	0.00% 0	0.00% 0	10	4.00
Expand system capacity for people experiencing chronic homelessness	50.00% 5	0.00% 0	20.00% 2	0.00% 0	0.00% 0	30.00% 3	0.00% 0	0.00% 0	0.00% 0	10	7.10
Support wages and training for service providers as well as pay compensation for contractors since culturally specific services are often contracted out	20.00% 2	60.00% 6	0.00% 0	10.00% 1	0.00% 0	10.00% 1	0.00% 0	0.00% 0	0.00% 0	10	7.60
Implement incentives to help organizations increase capacity and workforce to scale up faster	0.00% 0	30.00% 3	20.00% 2	0.00% 0	10.00% 1	10.00% 1	10.00% 1	0.00% 0	20.00% 2	10	5.20
Increase affordable	0.00% 0	0.00% 0	10.00% 1	10.00% 1	20.00% 2	10.00% 1	0.00% 0	50.00% 5	0.00% 0	10	3.70

Tri County Planning Body Focus Area Survey

housing
development
and activate
the private
sector

Other	10.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	10.00%	80.00%	10	1.90
	1	0	0	0	0	0	0	1	8		

Q3 If other, please elaborate

Answered: 3 Skipped: 7

#	RESPONSES	DATE
1	Prioritize that BIPOC organizations serving BIPOC community get all the support they need to get up to speed to help keep people housed and support the houseless population in the way the community experiences houselessness example: Couch surfing, doubling up, living in their cars etc.	1/3/2023 12:47 PM
2	Align SHS strategies with emerging housing initiatives under the Oregon Health Plan and coordinated care organizations	1/3/2023 12:29 PM
3	Ex[;pre "Teacj fpr America" style programs for front line workers. The idea is ot invite recent college grads to perform public service that relates to people in need, working in groups wiht technical and emotional support, often living in group settings. I have worked with TFA in the past and their impact is terrific for both teh students and those they serve	1/2/2023 4:51 PM

Q4 What drove your priorities (examples of considerations include equity impact, time sensitive opportunity, timing: short medium long, necessity – the system could be compromised without it)?

Answered: 10 Skipped: 0

#	RESPONSES	DATE
1	After meeting with so many service providers, the number one issue I've heard over and over has been a struggle to retain existing staff and a struggle to hire qualified individuals for open positions, thereby limiting capacity and quality of services. I believe we need to support wages and training for service providers and other incentives that will increase capacity to execute everything we're discussing here. We need a qualified and well-compensated workforce to implement all priority areas.	1/3/2023 9:53 PM
2	The biggest driver for me is interdependency among the various priorities. There are not any that I feel are unimportant, or even less important. These priorities are all important. But some of them are more overarching, such as expanding overall system capacity for chronically homeless, and some of them are dependent steps, meaning that they must be done in order for another of the priorities to be successful. Supporting wages and training for service providers is one of those.	1/3/2023 2:54 PM
3	Increasing capacity in all areas with Training and technical assistance should be our short-term goal. We are seeing a lot of turnovers, burnout, long time recruitment. Better wages, incentives, and practical training.	1/3/2023 2:33 PM
4	For the plan to work long term, we need to see successes out on the street. The perception in Portland and the region is that the situation is getting worse. We passed the SHS measure saying we are going to focus on the hardest to house group which is the chronically homeless. I know the definition of chronically homeless is broad but most People in the region would probably say chronically homeless equals those who are currently living outside on the streets.	1/3/2023 1:02 PM
5	We need more service capacity to meet the demand/need - workforce is the biggest challenge. 2nd challenge = shelter capacity. Last comment: The private sector is not better able to address the challenges. AH won't get built faster as the construction market is tight period so that is why those items are lower priority.	1/3/2023 12:55 PM
6	Equity impact and timing.	1/3/2023 12:47 PM
7	We need to be aligning the housing investments on the health care side with SHS and continuums of care or we will end up with parallel systems that perpetuate benefits cliffs, and ineffective bifurcated access to health care and housing. Today, far too often people have either access to health services or access to housing but lack the co-enrollment needed for stable wellbeing. Without intentional planning to bridge these systems it will only get more difficult to manage co-enrollment and we will have more money than ever being spent on housing, but seeing very little difference on the systematic level. We also need to maintain the balance between addressing the crisis as it exists today, and changing the environment going forward. To do this we need clearly connected strategies that improve our response to chronic homelessness and housing development. The population of people who qualify as chronically homeless continues to grow, which means our response is too slow for folks who are already homeless. We won't solve any housing problem without more housing, more affordable housing and quicker housing placement. We need to think of this work at a systematic level as both responsive and preventative (it's not short term vs. long term).	1/3/2023 12:29 PM
8	Two of the major themes for teh SHS are helping those with chronic homelessness and helping culturally specific groups (BIPOC). I have tried to prioritize actions that especially enable those goals.	1/2/2023 4:51 PM
9	I find many of these strategies are interrelated. Clearly the system capacity needs to grow with staff compensated, well trained and supported.	12/30/2022 4:59 PM
10	Necessity; connection to SHS (eg building more affordable housing is essential, but not within	12/29/2022 2:16 PM

the capacity/mandate of SHS; equity

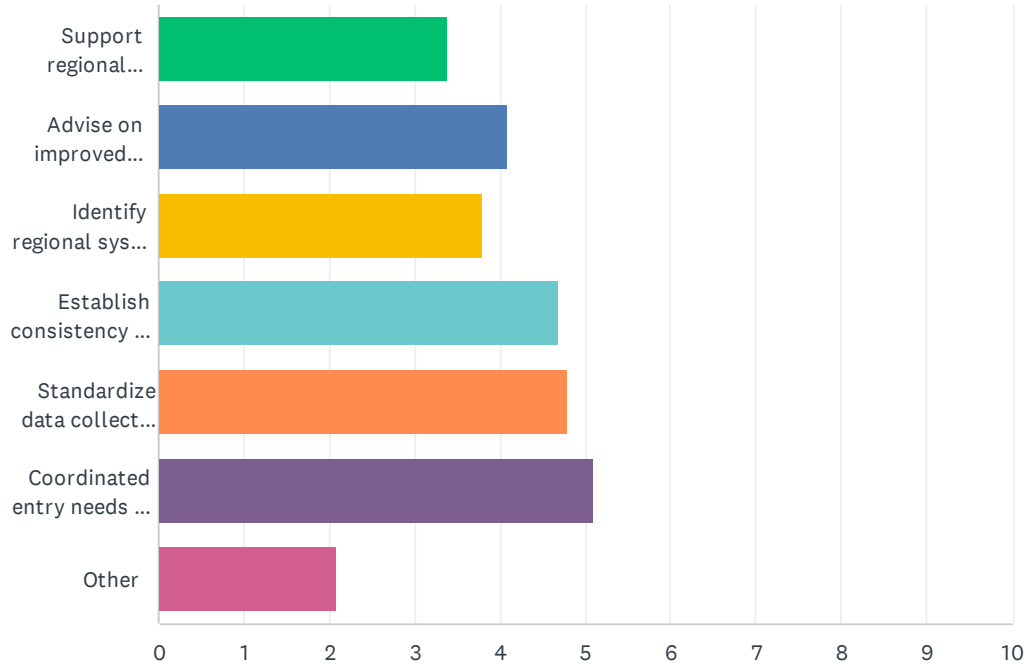
Q5 Please share any other comments you have below:

Answered: 3 Skipped: 7

#	RESPONSES	DATE
1	I also believe a continuum approach to service provision is vital and would increase capacity and quality of care. This would meet people where they are at, acknowledging a need for a variety of support options that meet the varied presenting needs of those seeking support. This would also hopefully allow for increased collaboration with different providers having areas of specialty or focus and would include system capacity building for those experiencing chronic homelessness.	1/3/2023 9:53 PM
2	I hope we start discussing how to expand capacity and focus less time on the merits of each topic. I think we can all agree that the categories presented are all valid and important but I see the TCPB role as how we expand a category across the region and ways to build upon the category.	1/3/2023 1:02 PM
3	I think some of these can be combined into a single recommendation.	1/2/2023 4:51 PM

Q6 Prioritization of data: list in order of priority where you think TCPB should begin recommendation discussions.

Answered: 10 Skipped: 0



Tri County Planning Body Focus Area Survey

	1	2	3	4	5	6	7	TOTAL	SCORE
Support regional workgroup with diverse representation to advise on improved demographic categories such as REALD for race and ethnicity, improved categories for gender identity and new categories for sexual orientation, lived experience and more	10.00% 1	0.00% 0	20.00% 2	10.00% 1	20.00% 2	30.00% 3	10.00% 1	10	3.40
Advise on improved communication of outcomes for public awareness	20.00% 2	10.00% 1	20.00% 2	0.00% 0	10.00% 1	40.00% 4	0.00% 0	10	4.10
Identify regional system indicators to measure changes in the population Evaluate the impact of specific program types	10.00% 1	10.00% 1	10.00% 1	20.00% 2	30.00% 3	10.00% 1	10.00% 1	10	3.80
Establish consistency in program evaluation standards and procedures	30.00% 3	10.00% 1	0.00% 0	30.00% 3	20.00% 2	10.00% 1	0.00% 0	10	4.70
Standardize data collection methods	0.00% 0	50.00% 5	10.00% 1	20.00% 2	10.00% 1	10.00% 1	0.00% 0	10	4.80
Coordinated entry needs to be a service matching tool to incentivize co-enrollment rather than being a queue for the bottleneck - several of the issues that were identified include data collection could be improved by having a single coordinated entry system that screens people into services	20.00% 2	10.00% 1	40.00% 4	20.00% 2	10.00% 1	0.00% 0	0.00% 0	10	5.10
Other	10.00% 1	10.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	80.00% 8	10	2.10

Q7 If other, please elaborate

Answered: 3 Skipped: 7

#	RESPONSES	DATE
1	Not other but #4 I will say only do the co-enrollment if we know all the access barriers are broken to the community, things like language access, tech, and all the information is giving to all community in their language on the same time as Englis speakers or before. Many community members do not fully understand applications, how to use the computer etc so they relay on community leaders to help them fill out stuff even in their own language.	1/3/2023 12:47 PM
2	System mapping for data functions and cohorts using quality assurance methodologies such as those of Edmonds Deming. I had identified this as my top recomendation when we were gathering items for this prioritization and am disappointed it was not included.	1/2/2023 4:51 PM
3	Related to my #1 priority - we need an integrated and aligned data system that screens people into services, monitors progress/barriers for people receiving services, inventories resources (shelter beds, housing) and connects people to those resources, and allows information to be shared across systems.	12/29/2022 2:16 PM

Q8 What drove your priorities (examples of considerations include equity impact, time sensitive opportunity, timing: short medium long, necessity – the system could be compromised without it)?

Answered: 10 Skipped: 0

#	RESPONSES	DATE
1	A single coordinated entry system would allow for greater chances that a person would be matched to services that best meet their expressed needs and should reduce being caught in that "bottleneck." It would be easier for agencies to coordinate with a standard entry screening and then consistency across programs for evaluation standards and procedures. This is similar in concept to regional system indicators and standardized data collection. Accurate information and the ease of communication between service providers, etc because of using the same methods and procedures will likely increase accuracy and improve service evaluation and performance.	1/3/2023 9:53 PM
2	My belief is that actions that have a greater impact on service delivery, and the experience of the service user, should be prioritized over actions that improve our ability to collect and generate information that we largely already know.	1/3/2023 2:54 PM
3	standardize program evaluation, procedures, and data collection. Having consistency in how we deliver services within all 3 counties and expected outcomes will support regional coordination.	1/3/2023 2:33 PM
4	We need to be able to work across the region and the only way to accomplish that feat is to align systems and processes and have comparable data to use and drive decisions.	1/3/2023 1:02 PM
5	jkhkjhkhkjhkhkjh	1/3/2023 12:55 PM
6	Equity impact	1/3/2023 12:47 PM
7	We don't have a single joining narrative that explains what we are doing and what success feels/looks like. Data collection in general needs to be clearer and have broader buy-in on what is being collected and for what purpose. Many contract managers will ask providers to set the goal and expectations and then collect data to prove out their achievements, other times there are mandatory data collection elements. There are different mandates and expectations for different funders - government vs philanthropy; different levels of government vs different departments within the same level of government. Most government bodies intentionally underfund nonprofit work because they want to see philanthropic/private funding subsidization, but then don't take accountability in aligning outcomes and data collection expectations.	1/3/2023 12:29 PM
8	I am focused on system improvement and iterating toward continuous improvement after initial analysis.	1/2/2023 4:51 PM
9	we need to focus on outcomes, measure progress and communicate results often with the public.	12/30/2022 4:59 PM
10	Necessity; equity (current coordinated entry process disadvantages marginalized communities)	12/29/2022 2:16 PM

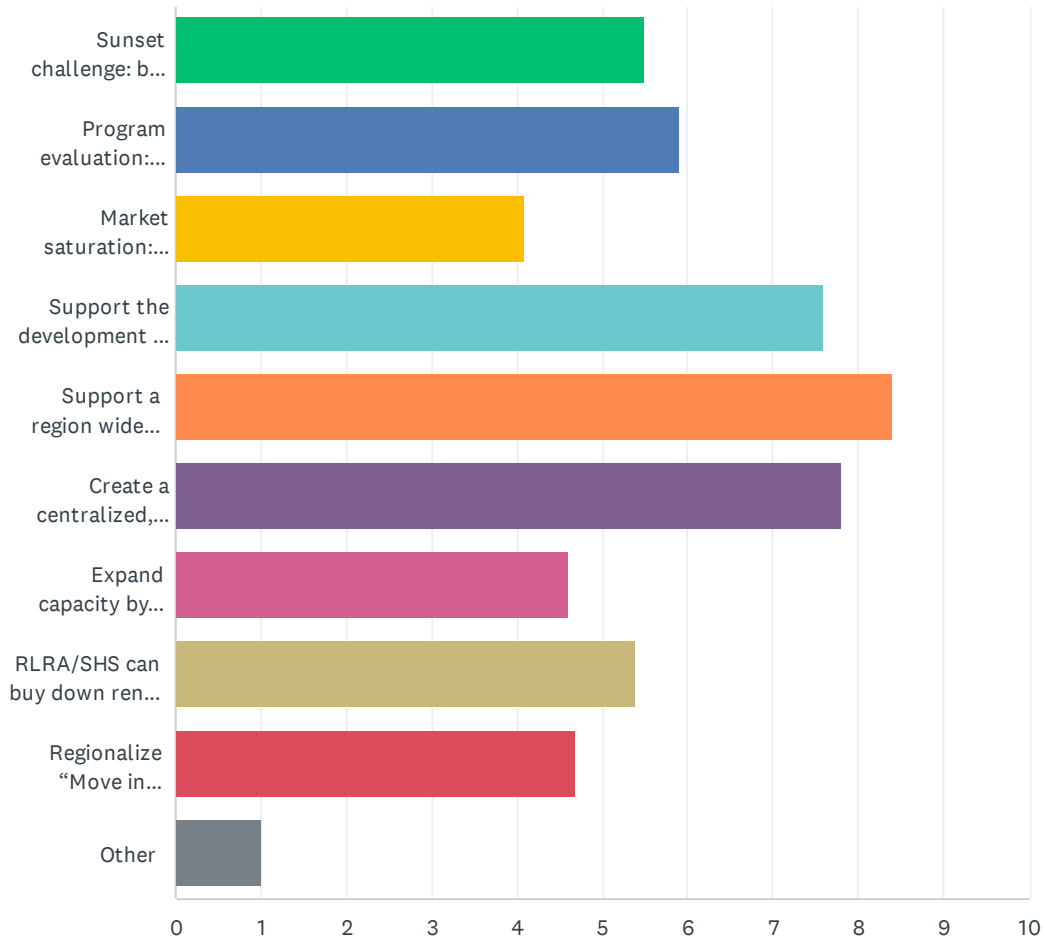
Q9 Please share any other comments you have below:

Answered: 2 Skipped: 8

#	RESPONSES	DATE
1	<p>I have real concerns with running head first in REAL-D, the data collection and privacy tools of many homeless response organizations are not sufficient for this task. Many health care organizations struggled with implementation even though they already had encryption abilities, centralized data collection, set aside intake specialist, electronic health records etc. This is not something to just "tack" onto HMIS data collection (especially given the lack on consistency in purpose and use of data noted above). Introducing this will also be an explicit duplication of work already happening in the health system, meaning we will intentionally be creating expectations that people must answer the exact same questions in different context. If this is data was need, we should consider how to align and interface with the data already being collected by health systems. Sometime more isn't better, its just more</p>	1/3/2023 12:29 PM
2	<p>Doing the data gathering and analysis on a regional basis is critical to each of these.</p>	1/2/2023 4:51 PM

Q10 Prioritization of RLRA: list in order of priority where you think TCPB should begin recommendation discussions.

Answered: 10 Skipped: 0



Tri County Planning Body Focus Area Survey

	1	2	3	4	5	6	7	8	9	10	TOTAL
Sunset challenge: best ways to use RLRA vouchers to leverage affordable housing development	10.00% 1	0.00% 0	20.00% 2	10.00% 1	10.00% 1	20.00% 2	0.00% 0	0.00% 0	30.00% 3	0.00% 0	10
Program evaluation: strategies to ensure that the vouchers work for participants over time	10.00% 1	10.00% 1	10.00% 1	20.00% 2	0.00% 0	20.00% 2	0.00% 0	20.00% 2	10.00% 1	0.00% 0	10
Market saturation: exploring how the voucher remains effective in the market over time	0.00% 0	0.00% 0	10.00% 1	0.00% 0	0.00% 0	0.00% 0	70.00% 7	10.00% 1	10.00% 1	0.00% 0	10
Support the development and implementation of a regional model of a long term rental assistance program (RLRA)	30.00% 3	20.00% 2	10.00% 1	20.00% 2	0.00% 0	0.00% 0	0.00% 0	20.00% 2	0.00% 0	0.00% 0	10
Support a region wide landlord recruitment program that also provides wrap around services with leveraged funds from the jurisdictions	30.00% 3	30.00% 3	10.00% 1	10.00% 1	20.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	10
Create a centralized, accessible, and streamlined process for RLRA. Learn from models in LA (Brilliant Corners) and Seattle (Housing Connector)	20.00% 2	40.00% 4	10.00% 1	0.00% 0	10.00% 1	10.00% 1	0.00% 0	10.00% 1	0.00% 0	0.00% 0	10

Tri County Planning Body Focus Area Survey

Expand capacity by using dollars to make Section 8 Housing Voucher process easier	0.00% 0	0.00% 0	0.00% 0	20.00% 2	20.00% 2	20.00% 2	10.00% 1	0.00% 0	30.00% 3	0.00% 0	10
RLRA/SHS can buy down rents in developments. Find ways to create formalized partnerships that can be used to open up priority review and approval from development funders. Projects that have early partnership agreements might be able to qualify for state priority based on the QAP standards of "substantial local investment" and could/should be highlighted for priority in the local permitting processes	0.00% 0	0.00% 0	10.00% 1	20.00% 2	30.00% 3	10.00% 1	0.00% 0	30.00% 3	0.00% 0	0.00% 0	10
Regionalize "Move in Multnomah"	0.00% 0	0.00% 0	20.00% 2	0.00% 0	10.00% 1	20.00% 2	20.00% 2	10.00% 1	20.00% 2	0.00% 0	10
Other	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 10	10

Q11 If other, please elaborate

Answered: 0 Skipped: 10

#	RESPONSES	DATE
	There are no responses.	

Q12 What drove your priorities (examples of considerations include equity impact, time sensitive opportunity, timing: short medium long, necessity – the system could be compromised without it)?

Answered: 10 Skipped: 0

#	RESPONSES	DATE
1	I believe regional coordination will lead to greater effectiveness of RLRA. By creating a centralized, accessible, and streamlined process for RLRA, I believe more people will be able to utilize it and a streamlined process leads to better efficiency and an easier process for applicants. I also believe regional landlord recruitment and support services will lead to increased opportunities for utilization of thr RLRA.	1/3/2023 9:53 PM
2	My priorities were driven by long term impact vs immediate feasibility. Additionally, I believe that some of the listed priorities are repetitive, so I prioritized the broader descriptive priorities that I feel are inclusive of some of the things that I prioritized lower.	1/3/2023 2:54 PM
3	Buildings to create supporting services in-house will support the needs of participants with a long history of homelessness.	1/3/2023 2:33 PM
4	Our TCPB meeting drove my priority rankings. To hear that funds are available but we are having a hard time matching and finding participating landlords was alarming. Also, i thought i heard a lot of the same providers making the same calls to landlords looking for placement. This time is better served in other areas so having a centralized landlord procurement team for the region seems like a must.	1/3/2023 1:02 PM
5	kjhkjhkhkjhkjh	1/3/2023 12:55 PM
6	short medium long, necessity	1/3/2023 12:47 PM
7	Anything we can do to improve housing more people faster are worthy for top priority. People are becoming homeless faster, staying homeless (increases in chronic homelessness) longer than we are successfully housing people. While the in-flow of new experiences of homelessness is mostly a market failure that we will likely not be able to fix with homeless response work and may continue until the private sector changes dramatically, if we can get people in housing quickly we can minimize the damage being inflicted on communities.	1/3/2023 12:29 PM
8	If we create support systems for front line workers, such as a regional program for recruiting and working iwth landlords, we will remove some of the pressure on them. The same applies to making the vouchers easier to administe and flexible in terms of buying down rent and working with Section 8.	1/2/2023 4:51 PM
9	The long-term rental assistance program (LTRA) using SHS funds is a great example of what kinds of services need to be consistent and strengthened across all three counties. However, I believe much more can be done to involve and incent the greater private landlord community in the region to provide housing options connected to the SHS rent assistance and supportive services.	12/30/2022 4:59 PM
10	Time to implement (strategies 1 - 3 are all related); amplifying impact of RLRA (leverage to create more affordable housing)	12/29/2022 2:16 PM

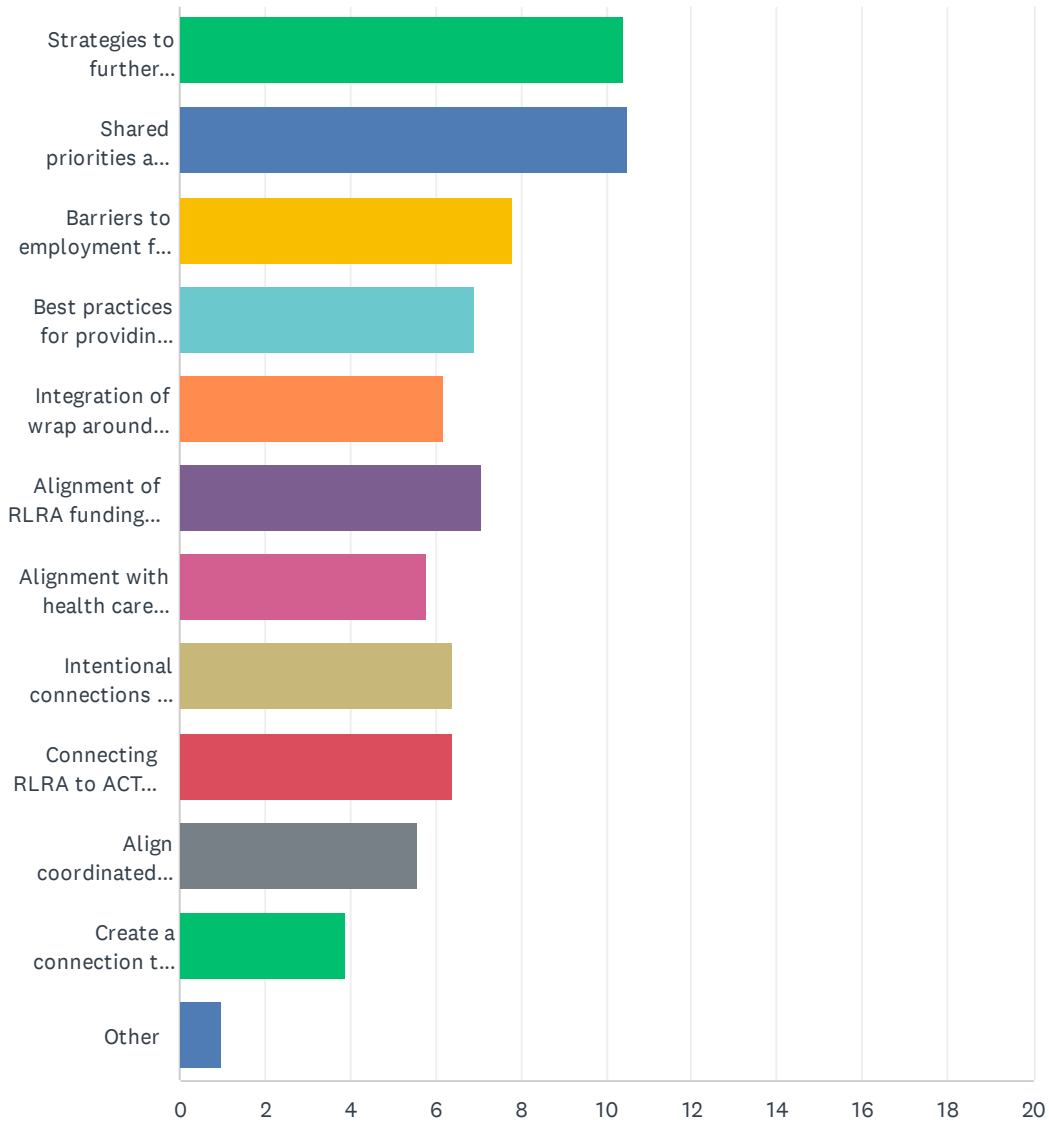
Q13 Please share any other comments you have below:

Answered: 3 Skipped: 7

#	RESPONSES	DATE
1	I think many of the elements in this section call for a sector-wide property owner engagement strategy. The long-term success of housing development & availability, housing accessible for voucher holders, and stability in housing placement (with or without a voucher) is more in the hands of private land owners and property management companies than anything SHS providers, tenants or government funders can control.	1/3/2023 12:29 PM
2	I agree with the consensus that this is a top priority in terms of capacity building and areas where we can make a difference in the near term as well as the long term.	1/2/2023 4:51 PM
3	As is true in other categories, several of the strategies relating to unit acquisition are related.	12/29/2022 2:16 PM

Q14 Prioritization of systems alignment: list in order of priority where you think TCPB should begin recommendation discussions.

Answered: 10 Skipped: 0



Tri County Planning Body Focus Area Survey

	1	2	3	4	5	6	7	8	9	10	11
Strategies to further integrate housing and homeless service systems (e.g. affordable housing construction and rent assistance plus services), as well as other services and systems serving people experiencing homelessness	70.00% 7	10.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	10.00% 1	0.00% 0	0.00% 0	10.00% 1	0.00% 0
Shared priorities and opportunities for alignment with healthcare systems (including behavioral health)	10.00% 1	60.00% 6	20.00% 2	0.00% 0	0.00% 0	10.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Barriers to employment for people recently housed from homelessness and ready for employment	10.00% 1	10.00% 1	20.00% 2	30.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 2	10.00% 1
Best practices for providing housing to individuals existing the foster care system who are at risk of homelessness	0.00% 0	0.00% 0	0.00% 0	10.00% 1	30.00% 3	30.00% 3	10.00% 1	10.00% 1	10.00% 1	0.00% 0	0.00% 0
Integration of wrap around voluntary services	0.00% 0	0.00% 0	30.00% 3	0.00% 0	0.00% 0	0.00% 0	30.00% 3	10.00% 1	10.00% 1	10.00% 1	10.00% 1
Alignment of RLRA funding with Medicaid	10.00% 1	10.00% 1	10.00% 1	0.00% 0	20.00% 2	0.00% 0	10.00% 1	20.00% 2	10.00% 1	0.00% 0	10.00% 1
Alignment with health care systems would include	0.00% 0	0.00% 0	0.00% 0	10.00% 1	10.00% 1	30.00% 3	0.00% 0	20.00% 2	10.00% 1	20.00% 2	0.00% 0

Tri County Planning Body Focus Area Survey

leveraging Community Planning Organizations (CPOs) to maximize capacity and waivers												
Intentional connections to health services and the benefits (resources and decision making power) the health system can provide to increase housing stability	0.00% 0	0.00% 0	10.00% 1	20.00% 2	10.00% 1	20.00% 2	0.00% 0	10.00% 1	10.00% 1	10.00% 1	10.00% 1	
Connecting RLRA to ACT regionally (only happening in Multnomah County)	0.00% 0	0.00% 0	10.00% 1	20.00% 2	10.00% 1	10.00% 1	20.00% 2	0.00% 0	0.00% 0	30.00% 3	0.00% 0	
Align coordinated entry to support utilization of different benefits	0.00% 0	10.00% 1	0.00% 0	0.00% 0	20.00% 2	0.00% 0	10.00% 1	10.00% 1	40.00% 4	0.00% 0	10.00% 1	
Create a connection to the already active 1115 SUDs waiver paying for housing and employment	0.00% 0	0.00% 0	0.00% 0	10.00% 1	0.00% 0	0.00% 0	10.00% 1	20.00% 2	10.00% 1	0.00% 0	50.00% 5	
Other	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	

Q15 If other, please elaborate

Answered: 0 Skipped: 10

#	RESPONSES	DATE
	There are no responses.	

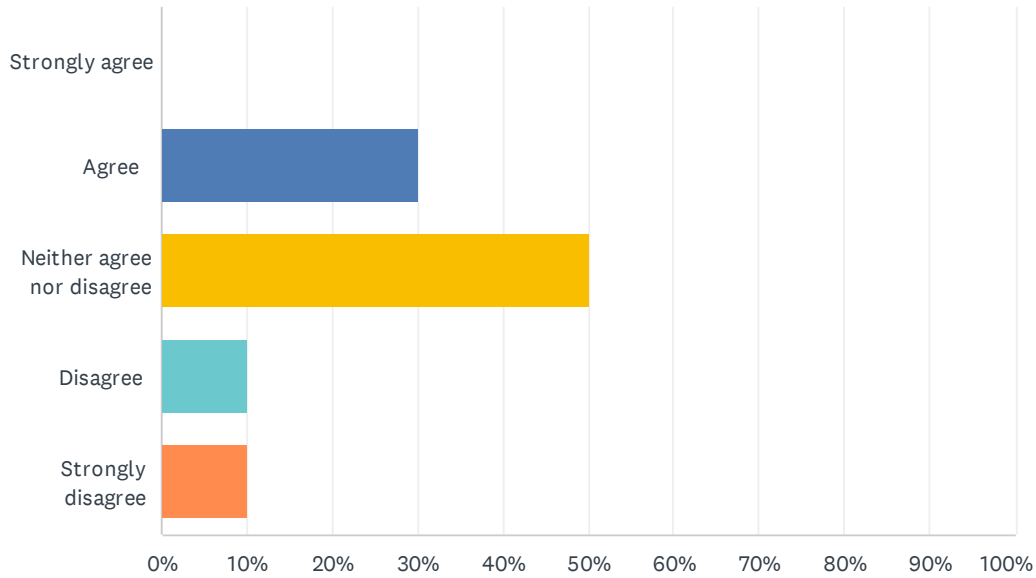
Q17 Please share any other comments you have below:

Answered: 1 Skipped: 9

#	RESPONSES	DATE
1	Too long of a survey for such a short response time after a much needed 2022 holiday break.	1/3/2023 12:55 PM

Q18 I feel that the Tri-County Planning Body meetings are going well

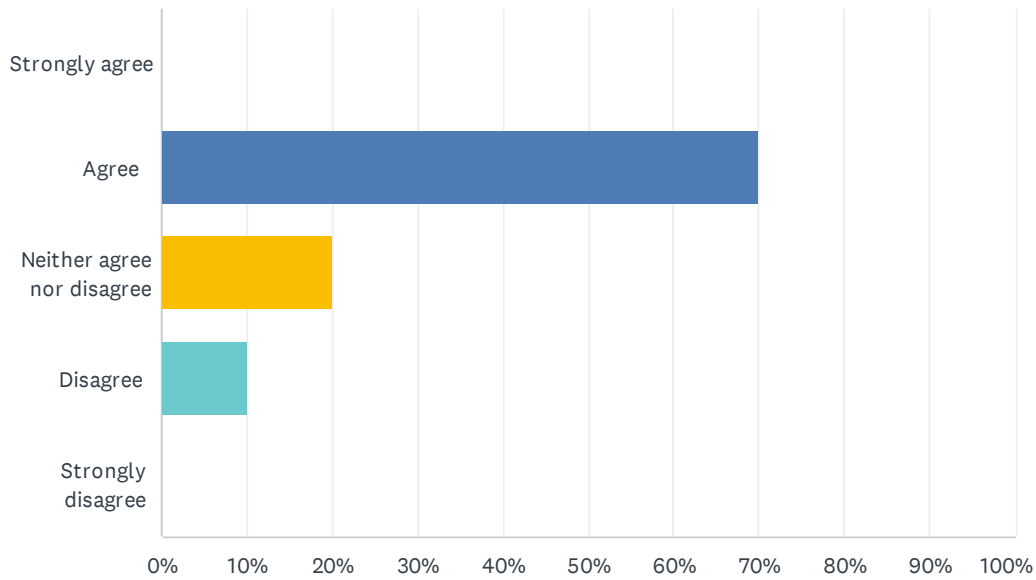
Answered: 10 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	0.00%	0
Agree	30.00%	3
Neither agree nor disagree	50.00%	5
Disagree	10.00%	1
Strongly disagree	10.00%	1
TOTAL		10

Q19 I feel I am being heard

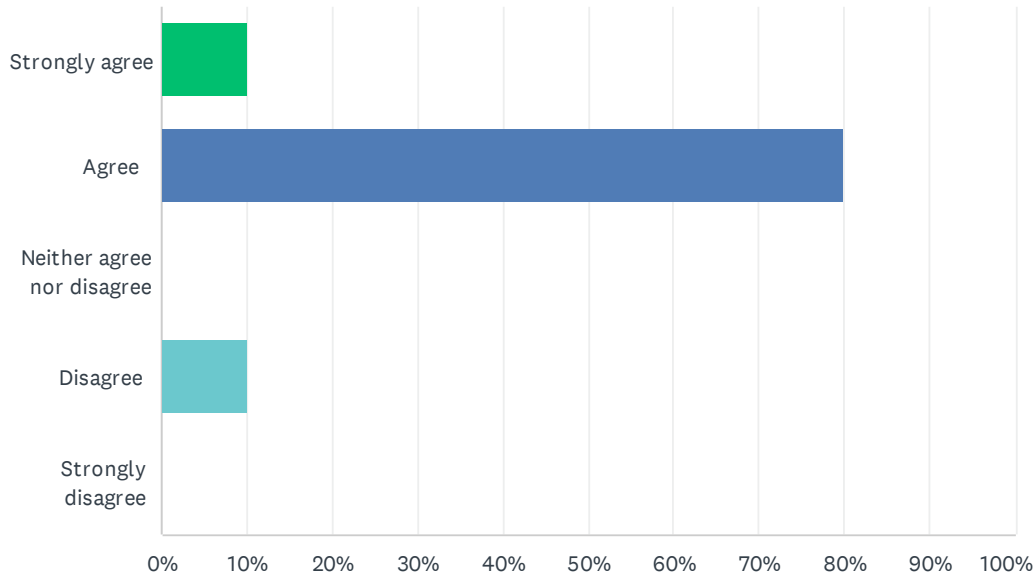
Answered: 10 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	0.00%	0
Agree	70.00%	7
Neither agree nor disagree	20.00%	2
Disagree	10.00%	1
Strongly disagree	0.00%	0
TOTAL		10

Q20 I feel the background materials and presentations provide enough information for me to effectively engage in the discussion

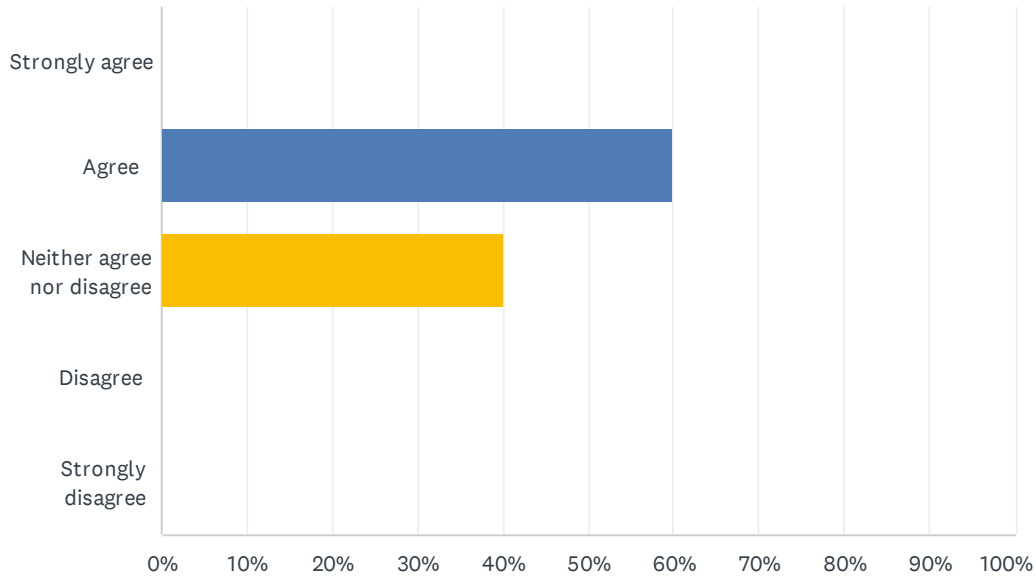
Answered: 10 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	10.00%	1
Agree	80.00%	8
Neither agree nor disagree	0.00%	0
Disagree	10.00%	1
Strongly disagree	0.00%	0
TOTAL		10

Q21 I feel perspectives and opportunities to contribute are balanced appropriately

Answered: 10 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	0.00%	0
Agree	60.00%	6
Neither agree nor disagree	40.00%	4
Disagree	0.00%	0
Strongly disagree	0.00%	0
TOTAL		10

Q22 What works well about these meetings, and what could be done differently?

Answered: 8 Skipped: 2

#	RESPONSES	DATE
1	I believe the meetings are a safe space for anyone to bring up their thoughts and that people's perspectives are valued. I think the meetings have been facilitated well. I would really love if each meeting had a specific objective/outcome communicated that we could try to accomplish. I certainly believe there is value in discussion but it seems it would be helpful if there was clarity about the exact purpose of these discussions. For example, are we making specific recommendations about RLRA? Is that ranked in importance with other topics? When we talk about one topic, it's hard to connect how it pieces together into our planning body's tasks.	1/3/2023 9:53 PM
2	I think that the overall level of respect that the members have for one another is evident. I also think that this evident respect causes some to be more deferential, and when this happens we all lose out. I think that virtual meetings create a dynamic that is often less inviting for broad participation, although this dynamic exists in person as well. In order to ensure that all of the valuable perspectives are heard, I feel that we should be more intentional about specifically asking for individual's thoughts rather than always relying on members to volunteer their thoughts. Sometimes it does not feel as appropriate to volunteer, and it is more comfortable for some to share when their thoughts are requested.	1/3/2023 2:54 PM
3	I thought our last meeting was the most productive where we analyzed the RLRA program and looked at why certain aspects of it was not working. We had a few ideas that could be better analyzed to expand capacity. I feel we have spent a lot of time discussing RLRA and the merits of RLRA. I don't feel that is the role of the TCPB. I believe all aspects of the SHS measure are good and have a place. Our discussion needs to focus on expansion of such programs and the best use of dollars.	1/3/2023 1:02 PM
4	Face to face is more productive than hybrid. Please keep encouraging face to face. Metro room needs to support hybrid. The first meeting physically hurt my ears.	1/3/2023 12:55 PM
5	Facilitation. I think elected officials should take less time on those meetings.	1/3/2023 12:47 PM
6	Everyone is doing thier best and participating in good faith toward shared values, commitments, and beliefs. However, we have not accomplished nearly as much as we could have, and I feel we are mostly covering the same ground. Part of this is because we don't enforce time constraints or really follow the agenda. We need to work toward decisions, not just further conversations. While I acknowledge progress, at this point I am very frustrated.	1/2/2023 4:51 PM
7	I like in person meetings. hybrid meetings could work if metro technology improves	12/30/2022 4:59 PM
8	Working well: Everyone has opportunity to be heard, and that's building comfort and confidence in participation. Could be done differently: Structure and guide the discussion to lead to decision-making. At the last meeting, a lot of time was spent stating and re-stating a challenge (capacity) without getting to a process for identifying and deciding on solutions that would be appropriate as regional strategies for the TCPB to adopt.	12/29/2022 2:16 PM

Q23 I have suggestions for improvement or additional thoughts that could support my contribution and participation

Answered: 3 Skipped: 7

#	RESPONSES	DATE
1	As I stated above, I think it would be so helpful to have a clear definition of our specific tasks/objectives for the TCPB for the year. Then, each meeting could be dedicated to a named objective moving us toward those end goals. I love having as much background information provided as possible because though I may know a great deal about some topics of discussion, other areas may not be my expertise (such as Medicaid or struggles to find landlords for RLRA, etc). If the objective was clarified for each meeting ahead of time, I feel I could much better prepare and contribute in the most meaningful way.	1/3/2023 9:53 PM
2	I would like to see a more coordinated approach on the part of the facilitator, Co-Chairs, and Metro Staff to; ensure that their is a shared plan for each meeting, and collectively drive the meetings towards that shared plan. It often feels like these parties are competing to move in different directions, and this wastes valuable time that we do not have.	1/3/2023 2:54 PM
3	As a member without lived experience and as a member that does not work in the field. I feel the group is quick to move pass or take my comments out of context. I know i probably have a minority opinion but there is a large popluation of people in the region that have a similar feeling to me. There is a group of community members we need to win over long term or i can see groups forming to offer a reform to the SHS measure that will be a detriment to the work currently under way.	1/3/2023 1:02 PM

Q24 Is there specific information that would be helpful for you to have as we continue to move through this decision-making process?

Answered: 6 Skipped: 4

#	RESPONSES	DATE
1	I think clarity of what the decision actually is that is being made prior to topical discussions would be helpful. An example to clarify what I mean is - today our objective is to rank priorities of recommendations for RLRA. Or today we are deciding if we want to fund coordinated entry for services, etc. Then relevant data/information that would provide helpful context to make informed decisions is of course greatly appreciated.	1/3/2023 9:53 PM
2	I think that the general info that we have received in preparation for our meetings has been adequate and helpful.	1/3/2023 2:54 PM
3	More counties information about success and challenges. what is working and not working?	1/3/2023 2:33 PM
4	As this continues, we just need up to date data to analyze what is working and what may need to be reassessed.	1/3/2023 1:02 PM
5	We receive occasional public comment, and it seems positive and potentially helpful. I don't see anything being done to honor it or respond to it.	1/2/2023 4:51 PM
6	staff should be more suggestive/directive ti help distill info and frame discussion questions	12/30/2022 4:59 PM

Q25 I have additional thoughts, comments, or questions that I did not get to share during the meetings

Answered: 2 Skipped: 8

#	RESPONSES	DATE
1	Thank you so much! It's an honor to be on this body and I appreciate your intentionality to make it the best it can be. Thanks for the survey!	1/3/2023 9:53 PM
2	I do not recall what some of my additional thoughts, comment, or questions are. But I know that I have had additional thoughts at the conclusion of every meeting. I also feel like I am not alone in this, as the limited time that we have together, combined with the size of our group, is almost always going to ensure that numerous people have additional thoughts that were unable to be shared due to time. I think that we should develop a more immediate and intentional process that gives all of us the space to submit these additional thoughts closer to real time. Without this type of process we will lose valuable input and perspective due to the lack of time that we have. And we will also hear much more of the perspectives of those members who are naturally more assertive. These perspectives are also valuable, and we want them, but they are not more valuable than the thoughts and perspectives of those who do not share as much due to our limited time. We need to ensure that we are collecting and utilizing both.	1/3/2023 2:54 PM



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Memo

Date: Wednesday, January 4, 2023
To: Tri County Planning Body (TCPB)
From: Liam Frost, Assistant Director and Valeria McWilliams, Housing Policy and Planning Coordinator
Subject: TCPB request for more information on landlord engagement

At the December 14, 2022, TCPB meeting members voted to request more information regarding landlord engagement as it relates to housing placements for people experiencing homelessness. Metro staff have reviewed the request and have developed a potential scope and deliverable to meet the needs of the TCPB.

Goal

- Provide TCPB members with a shared understanding of existing landlord recruitment efforts locally, regionally, and nationally, as well as potential gaps.

Scope

- To better understand the range of services provided in other communities
- To enumerate existing regional efforts – county by county – to recruit and retain landlords
- To gather information on existing gaps and needs from experts and practitioners

Deliverables

A high-level summary for the TCPB that includes the following information:

- Existing local programs
- Models implemented by other jurisdictions
- Needs identified by both counties and the private market