

## Tri-County Planning Body Meeting Summary

Meeting: Supportive Housing Services Tri-County Planning Body Meeting  
Date: Wednesday, June 14, 2023  
Time: 4:00 PM – 6:00 PM  
Place: Metro Council Chambers, 600 NE Grand Ave, Portland, OR 97232 and Zoom Webinar  
Purpose: The Tri-County Planning Body (TCPB) will receive work plan presentations from the three counties and will review a racial equity lens tool presented by Metro.

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### Member attendees

Co-chair Matt Chapman (he/him), Zoi Coppiano (she/her), Mercedes Elizalde (she/her), Yvette Hernandez (she/her), Monta Knudson (he/him), Nicole Larson (she/her), Michael Ong Liu (he/him), Sahaan McKelvey (he/him), Cristina Palacios (she/her), Steve Rudman (he/him), Mindy Stadlander (she/her)

### Absent members

Co-chair Eboni Brown (she/her)

### Elected delegates

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

### County staff representatives

Clackamas County – Vahid Brown (he/him), Washington County – Jes Larson (she/her), Allie Alexander Sheridan (she/her), Multnomah County, Joint Office of Homeless Services – Kanoe Egleston (she/her)

### Metro

Abby Ahern (she/her), Melia Deters (she/her), Liam Frost (he/him), Valeria McWilliams (she/her), Patricia Rojas (she/her)

### Kearns & West Facilitators

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

### Welcome and Introductions

Ben Duncan, Kearns & West, welcomed the Tri-County Planning Body (TCPB) to the meeting, facilitated introductions between TCPB members, and reviewed the agenda.

The TCPB approved the May Meeting Summary.

### Public Comment

No public comment was received.

### Staff Updates

Liam Frost, Metro, shared that Metro is interviewing consultants for landlord recruitment and alignment work; working with Health Share of Oregon and the Oregon Governor's Office to

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coordinate and integrate Medicaid waivers; and proposing a budget amendment to Metro Council to create a technical assistance team and 22 full-time employees (FTE).

Valeria McWilliams, Metro, stated that the Supportive Housing Services (SHS) Oversight Committee released its Regional Annual Report and Annual Story Report yesterday. She added that Metro has started a single rolling member application for the TCPB, SHS Oversight Committee, and Affordable Housing Bond Oversight Committee and that Metro is currently recruiting for TCPB. She then reviewed the proposed TCPB meeting structure.

Mercedes Elizalde asked if the team expansion at Metro includes data analytics.

*Liam Frost, Metro, confirmed it does.*

Michael Liu asked what county representative the TCPB is recruiting for.

*Melia Deters, Metro, replied Clackamas County.*

*Liam Frost, Metro, clarified that the TCPB has flexibility for county representation to account for and consider additional skillsets and backgrounds.*

Washington County Chair Kathryn Harrington shared her appreciation towards staff in preparing for TCPB meetings and noted that it's okay if the meeting topic schedule shifts. She shared her concern about staff not having enough time to do the work and asked how the SHS Oversight Committee Annual Report relates to the TCPB and if the TCPB needs to provide information to the SHS Oversight Committee.

*Liam Frost, Metro, responded that Metro is hoping to hire 22 FTEs to help lessen staff burden. He stated that the TCPB's Regional Plan will be shared with the SHS Oversight Committee in increments and that there is a monthly co-chair meeting with all three committees to share information and to discuss what is needed between the groups.*

Jes Larson, Washington County, highlighted that Washington County surpassed its goal to house 500 households with 1,273 individuals housed with (Regional Long-term Rent Assistance) RLRA vouchers.

## County Supportive Housing Services Presentations

### Presentations

Co-chair Matt Chapman shared that the counties would present areas of work underway that will help achieve TCPB goals and could be regionalized.

Kanoe Egleston, Joint Office of Homeless Services (JOHS), presented on coordinated entry access systems and Homeless Management Information System (HMIS) data. She shared that the JOHS manages four unique coordinated entry systems across the continuum of care and is currently developing a new tool to center priority populations. She stated that there are three HMIS systems in Oregon and that the tri-county area comprises one HMIS system, with Multnomah County taking administrative ownership of the region. The counties are collaborating to update the HMIS system and share data.

Allie Alexander Sheridan, Washington County, presented on Recuperative Care Program, Healthcare Case Conferencing, and Medicaid 1115 Waiver. She shared that Washington County is providing shelter and stabilizing medical support for houseless individuals discharged from in-patient medical settings and will have future coordination with Clackamas County. She stated that Washington County meets bi-weekly to connect those experiencing homelessness and a disabling condition to necessary health services and that Washington County meets with Health Share of

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Oregon, Trillium, Multnomah County, Clackamas County, and Metro to integrate Medicaid benefits with the existing homeless services system of care.

Vahid Brown, Clackamas County, presented on capacity building and pay equity. He highlighted that capacity building is a standing question in procurement and Clackamas County contracted four organizational development consultants to partner with CBOs to determine capacity building needs and designs resulting in a menu option for developers. He shared that Washington County developed a pay equity survey tool that Clackamas County used to assess provider compensation ranges and that Clackamas County focuses on the rate of compensation in contract negotiations and the need to support a living wage.

Monica Avila, Washington County Landlord Liaison, shared that at the beginning of the year, the counties and Metro began meeting monthly to discuss regionalization of landlord liaison work including outreach and education for the RLRA Risk Mitigation Program (RMP).

Chris Pence, Clackamas County Landlord Liaison, shared that the RMP provides financial protection to landlords renting to RLRA voucher participants and benefits both the landlord and the tenant by avoiding eviction processes and property debt. He noted there have been four RMP claims since February.

Monica Avila, Washington County Landlord Liaison, added that there is an RMP Advisory Committee, and the Housing Development Center (HDC) is responsible for member selection. The Committee will include diverse representatives from landlords and those who have lived experience of homelessness. She then detailed each counties unique approach to landlord engagement.

Erin Goldwater, Multnomah County Landlord Liaison, detailed the counties coordinated outreach approaches including training and joint press releases.

### Q&A

Mercedes Elizalde asked when claims can be made, how many RLRA vouchers are being used, and what landlord components are the same across the counties.

*Monica Avila, Washington County Landlord Liaison, replied that claims can be made at any time within a 12-month window of damages and that there are 820 vouchers in Washington County and almost 400 in Clackamas. She stated that many of the larger components of the program are the same such as recruitment and education. She noted as issues come up, the jurisdictions look at what can be regionalized within scope.*

*Chris Pence, Clackamas County Landlord Liaison, added that media campaigns and broader outreach to landlords are also the same across jurisdictions.*

Washington County Chair Kathryn Harrington asked if HDC does this work regularly or if they're expanding their portfolio.

*Erin Goldwater, Multnomah County Landlord Liaison, responded that HDC initiated Portland Housing Bureau's pool, which is similar to the RMP.*

Co-chair Matt Chapman liked Clackamas County's menu option and asked if there is an approach to help and educate small and new organizations through service options. He inquired if there are strategies for counties to have more funds available so providers can pay adequate wages.

*Vahid Brown, Clackamas County, replied that the education component is included in a consultant's scope of work and that Clackamas County could include hiring bonuses and grants to supplement wages.*

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*Co-chair Matt Chapman hoped that the TCPB can pursue approaches to ultimately have workers receive a living wage.*

Mindy Stadtlander asked if Multnomah and Washington Counties are exploring strategies to supplement wages.

*Kanoe Egleston, Multnomah County JOHS, replied that a similar strategy being used is hiring bonuses and that Multnomah County conducted a wage study analysis and has policy recommendations. She noted that Multnomah County has a dedicated staff person to work with culturally specific organizations to help them navigate the system.*

*Jes Larson, Washington County, shared that Washington County conducted a pay equity survey for partners and is working to increase pay for frontline staff. She highlighted that their contracts support a living wage of \$80K for each position including benefits and salary.*

Steve Rudman asked exactly how many RLRA vouchers are in use throughout the region. He hoped that the TCPB can support a coordinated effort to support the region including adding incentives.

*Kanoe Egleston, Multnomah County JOHS, and Vahid Brown, Clackamas County, replied that they will get back to the TCPB with the final numbers.*

Multnomah County Commissioner Susheela Jayapal noted that Multnomah County has many older legacy contracts where the current process is to renew contracts that don't include a living wage. She elaborated that Multnomah County is looking at approaches to bridge the wage gap including yearly increases and block grants. She highlighted that all funders would need to collectively adapt to a new system and that the TCPB has an opportunity to use the Regional Investment Fund (RIF) to bridge gaps. She requested to discuss RIFs at a future meeting.

Cristina Palacios stated that funders should include pay differentials for bilingual staff and asked to hear more about what the landlord application process is like.

*Vahid Brown, Clackamas County, confirmed that the pay differential for bilingual staff is included.*

*Monica Avila, Washington County Landlord Liaison, replied that landlord forms are web-based and user-friendly and that the frequently asked questions document is in nontechnical language. She added that these are the draft documents and once finalized the materials will be translated into multiple languages. She noted that HDC does have the capacity to talk with landlords directly to answer questions.*

## Racial Equity Lens Tool

Abby Ahern, Metro, shared the draft Racial Equity Lens Tool and shared that after it is finalized it will be applied to consultants' work and the TCPB can apply it to review reports and proposals. She asked for the TCPB to evaluate the tool itself and provide feedback.

Ben Duncan, Kearns & West, split up the TCPB into four groups to evaluate one section of the tool on a hypothetical training scenario and then facilitated the group discussion. He asked each group what came up for members as they used the tool, and what felt challenging or missing.

Yvette Hernandez, Nicole Larson, Michael Liu, Cristina Palacios, Mindy Stadtlander, and Washington County Chair Kathryn Harrington reported on the People section. Mindy Stadtlander highlighted that the group explored different barriers and opportunities on accessibility and learning styles.

Metro Councilor Christine Lewis, Steve Rudman, and Multnomah County Commissioner Susheela Jayapal reported on the Place section. Metro Councilor Christine Lewis noted that there was an

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initial struggle to connect environmental impact and justice to homelessness and then the group was able to identify connections. She added that the group discussed access, geography, and histories.

Mercedes Elizalde and Zoi Coppiano reported on the Process section. Mercedes Elizalde highlighted that the equity lens should inform proposals proactively and that the questions should be restructured to be more active to help name root causes and inequities. She suggested adding the questions, “who benefits from doing nothing or keeping the status quo”, and “who is the decision maker.” Zoi Coppiano added that there should be a trauma-informed component question as well.

Monta Knudson and Sahaan McKelvey reported on the Power section. Sahaan McKelvey suggested adding questions about who created the proposal and why. He noted that who uses the tool is an important consideration as the answers depend on who is using the tool. Monta Knudson added that the last question should be edited to, “what power did traditional powerholders share.”

Mercedes Elizalde reflected that the power questions reminded her of the TriMet fare increases and at some point, problems can’t be mitigated.

Ben Duncan, Kearns & West, stated that an equity lens is not a decision-making tool, but rather informs the decision-maker.

Metro Councilor Christine Lewis suggested including authorship and development process as part of the tool.

### Closing and Next Steps

Co-chair Matt Chapman provided closing remarks and thanked everyone for meeting.

The next steps include:

- July 12<sup>th</sup> meeting, 4-6 pm.
- TCPB members to share any additional feedback regarding the Racial Equity Lens Tool.
- Metro to incorporate Racial Equity Lens Tool feedback.
- Metro and county staff to share how many RLRA vouchers are in circulation.
- Metro to incorporate a RIF presentation and discussion on a future agenda.

### Adjourn

Adjourned at 6:00 pm.