

## Tri-County Planning Body Meeting Summary

Meeting: Supportive Housing Services Tri-County Planning Body Meeting  
Date: Wednesday, December 13th, 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 define regionalization, prioritize landlord recruitment strategies for county staff to develop proposals, and come to a consensus on a timeline for county proposal development.

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### Member attendees

Co-chair Eboni Brown (she/her), 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)

### Elected delegates

Washington County Chair Kathryn Harrington (she/her), Metro Councilor Christine Lewis (she/her), Clackamas County Chair Tootie Smith (she/her), Multnomah County Chair Jessica Vega Pederson (she/her)

### County staff representatives

Clackamas County – Vahid Brown (he/him), Multnomah County – Breanna Flores (she/they), Washington County – Nicole Stingh (she/her)

### Metro

Abby Ahern (she/her), Giovanni Bautista (he/him), 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)

*Note: The meeting was recorded via Zoom; therefore, details will be mainly focused on the discussions, with less detail regarding the presentations. Presentation slides are included in the archived meeting packet.*

### 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.

Multnomah County Chair Jessica Vega Pederson introduced herself to TCPB members.

Monta Knudson, Clackamas County Chair Tootie Smith, Washington County Chair Kathryn Harrington, and Cristina Palacios noted they each had to leave the meeting early.

The TCPB approved the October Meeting Summary, with Multnomah County Chair Jessica Vega Pederson abstaining.

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### Public Comment

Anna Kurnizki, Community Warehouse, provided public comment.

Monta Knudson thanked Anna for her comment and shared that he would like to see the work she discussed in Multnomah County.

Ben Duncan, Kearns & West, noted that public comment is not time for discussion from TCPB members, but topics discussed at public comment can be placed on future agendas.

### Defining Regionalization and Expected Outcomes

Patricia Rojas, Metro, shared that it is important to have a shared language when discussing regionalization. She reflected that the TCPB will explore recommendations it will share with county staff leads, who will return to the TCPB with a proposal on how to actualize recommendations. She asked the TCPB to reflect on what the TCPB is trying to accomplish with regionalization and focus on the value added through recommendations.

Liam Frost, Metro, stated that when voters approved Measure 26-210, they envisioned a fast track to ending thousands of people's homelessness in the region. He shared regionalization language from the SHS Measure, SHS Work Plan, and TCPB Charter. He stated that each person has a different concept of regionalism when discussing the regional plan and it is important to keep the outcomes in mind when discussing recommendations.

Vahid Brown, Clackamas County, presented a Venn Diagram of regional administrative consolidation, programmatic consolidation, and policy coordination to showcase regional work underway.

Ben Duncan, Kearns & West, shared the regionalization survey results which showed that respondents stated regionalization should lead to better serving people, monetary efficiencies, and system efficiencies.

Sahaan McKelvey asked if the TCPB's discussion around regionalization is how to buttress the Regional Investment Fund (RIF), not to change the counties' Local Implementation Plans (LIPs).

*Liam Frost, Metro, replied that the TCPB is responsible for developing the Regional Plan and the RIF is a core component to accelerate some of that work.*

*Patricia Rojas, Metro, added that the Regional Plan does not supplant the LIPs but supports the LIPs. She noted that the LIPs could add components within them to reflect the Regional Plan.*

Mercedes Elizalde reflected that there seem to be two components to regionalism: one that speaks to systems and how counties talk to each other and another that speaks to the end user of services. She noted that she will try to differentiate between the two pieces when she speaks.

Clackamas County Chair Tootie Smith noted that the TCPB should concentrate on successes and that the counties are regionalized with LIP funding. She shared that each county will be different and that Clackamas County approaches ending homelessness by focusing on causation. She emphasized the need for flexibility within regionalization.

Nicole Larson stated that the TCPB is tasked with creating recommendations, which then go to the counties for operationalization. She reflected that when the counties develop proposals there would be enough flexibility for each county's unique needs.

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Washington County Chair Kathryn Harrington reflected that there are seven regional goals and the RIF to help achieve regionalism. She noted that the discussion felt a bit ambiguous and asked if the discussion was on defining regionalism as it relates to the RIF.

Sahaan McKelvey added that is why he asked his earlier question as he didn't want to set himself up for a frustrating conversation. He emphasized that the TCPB should have a conversation that can be actualized.

*Liam Frost, Metro, clarified that it is an iterative process where county staff presented gaps, then Metro hired a consultant to provide a landscape review, and now the TCPB is giving guidance based on the information received. He continued that county staff will then give a proposal and then the TCPB will approve or deny the proposal.*

Ben Duncan, Kearns & West, shared that the survey analysis is not about sending everything over to the counties, but only what the TCPB believes would benefit from regionalization.

Co-chair Eboni Brown shared Sahaan McKelvey's feelings about having frustrations and asked for Clackamas County Chair Tootie Smith to clarify her comments as she heard Clackamas County was against housing first.

Clackamas County Chair Tootie Smtih clarified that Clackamas County is not against housing first and stated that Clackamas County does not want to be dictated to house individuals without first understanding what caused that instance of homelessness. She noted that Clackamas County's homeless population has decreased by about 30 percent and that the Metro boundary is small within the county.

Multnomah County Chair Jessica Vega Pederson shared that the TCPB should be the place where issues around the homelessness response system are best addressed at the regional level so that the homeless population doesn't decrease in one county and increase in another.

Nicole Larson stated that the RIF is not for direct services but for improving regionalization. She asked how TCPB members should think about the RIF when they receive the counties' proposal.

*Liam Frost, Metro, replied that the counties will return with an implementation plan that includes metrics, timeline, and budget, and the TCPB will either approve or deny the RIF budget.*

*Patricia Rojas, Metro, added that the RIF is the resource to pay for the initiatives and goals that are part of the plan.*

### TCPB Recommendation: Landlord Recruitment and Retention

Ben Duncan, Kearns & West, reflected on how the TCPB came together on the Landlord Recruitment and Retention goal language. He asked the TCPB to take a survey on the Landlord Recruitment Outcome Indicators to confirm which recommendations should move forward to the counties.

TCPB Members individually took the Landlord Recruitment Outcome Indicators survey.

Ben Duncan, Kearns & West, shared survey results.

Co-chair Eboni Brown noted that there are no 100 percent answers for all criteria per each recommendation, but that there are 100 percent answers for some of the criteria for each recommendation. She asked at what percentage would the TCPB need to discuss moving a recommendation forward.

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Mindy Stadtlander asked for clarification on what moving forward means.

*Ben Duncan, Kearns & West, clarified that moving forward means that the recommendations would move to the next step of the process which is making a formal recommendation to the county as part of their proposal.*

Steve Rudman shared that he felt the exercise was not useful and reflected that based on the report from last month he is okay with moving them all forward to the counties to provide more information and context. He stated that the questions in the survey did not lead to yes or no answers as they are not simple issues.

Mercedes Elizalde stated that it could be helpful to think about the survey from a prioritization perspective and to focus on the deliverable and what should take precedence in the plans.

Yvette Hernandez and Nicole Larson agreed with Mercedes Elizalde.

Vahid Brown, Clackamas County, shared that this is a reasonable way to proceed and that the survey will show a prioritization of strategies for the counties to digest. He stated that when the counties share their proposal, there can be further discussion on if there are any significant differences.

Mercedes Elizalde shared that the “Regional System of Financial Investments” and “Invest Dollars into a Regional Fund for Unit Retention” recommendations rose to the top based on survey results. She reflected that if those two sound like top priorities to TCPB members, they should move forward with what Vahid suggested. She reflected that the survey creates emphasis rather than removing items.

Nicole Larson added that just because a survey question received a “no” response, doesn’t mean it should be brushed off or excluded completely.

Mindy Stadtlander shared she is comfortable sharing this work with the counties to digest and return with a proposal and then to have a focused discussion on the two or three things that have the most leverage.

Sahaan McKelvey stated that the survey results are influenced by how individuals read the question and shared that he could make an argument for yes and no for all the questions. He asked if the counties would come back with one regional plan, or if each county would come back with an individual plan.

*Nicole Stingh, Washington County, replied that the counties are working together on an approach and that the survey results are helpful for the counties' deliberations and prioritizations. She noted that these recommendations are one of seven goals and that they won't be able to do everything in terms of funding and capacity.*

*Patricia Rojas, Metro, shared that the expectation is that when the counties come back with their proposal constraints and considerations are included.*

Co-chair Eboni Brown asked if a timeline and expectations can be shared regarding the counties’ proposal.

*Nicole Stingh, Washington County, shared they are hoping to share a proposal in February.*

*Co-chair Eboni Brown asked what can be expected in January.*

*Nicole Stingh, Washington County, replied she can share a progress update.*

Ben Duncan, Kearns & West, reflected he was hearing an ask on transparency around the process of developing proposals for future recommendations.

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Vahid Brown, Clackamas County, shared that part of the purpose of the work plan which will be discussed in January is an attempt to work around the goals. He reflected that they are committed to organizing the work plan around the goals to give transparency to the TCPB.

Liam Frost, Metro, shared that counties will be returning with a proposal in February. He shared that it sounds like there was consensus around the survey being a prioritization tool to be shared with the counties.

*Ben Duncan, Kearns & West, clarified that this is an idea that has been put forward and he would like to confirm agreement.*

Michael Liu stated that when he started thinking about landlord recruitment, he was thinking the TCPB would propose something like building a centralized database and then all of the points TCPB members have brought up in the discussion today would be in that database. He asked for clarification on the deliverable.

*Ben Duncan, Kearns & West, reflected that sounds accurate and that the mechanism of that is the consolidation of systems, and that county staff would return with the actualization plan.*

Sahaan McKelvey stated that he would want the counties to include all the recommendations in their proposal as he feels all the recommendations are more effective if they were regionalized. He reflected that how things are executed impacts the answer to the survey criteria.

Ben Duncan, Kearns & West, reflected that there is general agreement for putting the recommendations forward to the counties alongside the survey. He shared that there are lessons learned from this process and survey tool, and the process will be improved for the next goal. He asked if TCPB is okay with moving forward with all recommendations and supplying the counties with the survey.

Nicole Larson shared that there should be a qualifier along with the survey results stating that the results are subjective and that if a question received a high percentage of “no’s” doesn’t mean it should be disqualified.

Sahaan McKelvey agreed with Nicole Larson. He shared that the counties should be looking at the Focus Strategies Memo while they look at the survey.

Mercedes Elizalde suggested that the counties clarify in their proposal on components that wouldn’t benefit from consolidation.

Breanna Flores, Multnomah County, stated they are committed to taking the findings of the survey into account in the proposal.

Co-chair Eboni Brown stated that the counties should review the Focus Strategies memo, survey findings, and the meeting summary from when the Landlord Recruitment Goal Language was approved.

Liam Frost, Metro, shared he is hearing requests for additional context for the county staff and that Metro staff will memorialize all Landlord Recruitment and Retention exchanges on behalf of counties.

Ben Duncan, Kearns & West, asked if the TCPB approves Metro Staff memorializing all Landlord Recruitment and Retention context and moving forward with all of the below recommendations.

- A. Apply an equity lens to all program design and implementation work
- B. Develop a comprehensive communication and education program focused on housing providers
- C. Consolidate partnership formation responsibilities

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- D. Rationalize the system of financial incentives
- E. Explore expanding agency leasing for people with the greatest barriers
- F. Prioritize quality problem-solving services
- G. Consolidate the systems for tracking and providing access to unit inventory
- H. Invest in services beyond housing provider partnerships
- I. Conduct an examination of other services that are providing housing units beyond SHS to align resources and expand housing availability.
- J. Invest dollars into a regional fund for unit retention and incentivize long-term unit availability
- K. Identify and communicate known barriers and root causes preventing housing placements

TCPB members indicated their approval.

Yvette Hernandez stated that she would prefer the survey not to go to the counties but is okay with moving forward.

Steve Rudman asked if county and Metro staff would work together on the proposal and noted that the discussion today was not framed.

*Valeria McWilliams, Metro, confirmed that she will work with the counties.*

### Closing and Next Steps

Ben Duncan, Kearns & West, reflected on lessons learned regarding the TCPB recommendation process and will improve for the next goal. He shared that the next steps are:

- Next meeting: January 10<sup>th</sup>, 4-6pm
  - Discuss 2024 Work Plan
- Metro staff to memorialize all Landlord Recruitment and Retention exchanges and context including discussions and survey results.
- County staff to present a Landlord Recruitment and Retention Proposal in February.

### Adjourn

Adjourned at 6:00 p.m.