



Supportive Housing Services Oversight Committee Meeting Summary

Meeting: Supportive Housing Services (SHS) Oversight Committee Meeting
Date: March 25, 2024
Time: 9:30 a.m. to 12:00 p.m.
Place: Virtual meeting (Zoom)
Purpose: Multnomah County Corrective Action Plan (CAP) update through January; presentation of FY24 Q2 reports; and Metro tax collection and disbursement update.

Member attendees

Jim Bane (he/him), Mitch Chilcott (he/him), Co-chair Susan Emmons (she/her), Cara Hash (she/her), Carter MacNichol (he/him), Felicita Montebianco (she/her), Peter Rosenblatt (he/him), Mike Savara (he/him), Co-Chair Dr. Mandrill Taylor (he/him)

Absent members

Dan Fowler (he/him), Jenny Lee (she/her), Jeremiah Rigsby (he/him), Margarita Solis Ruiz (she/her), Becky Wilkinson (she/her)

Elected delegates

Washington County Chair Kathryn Harrington (she/her), Metro Councilor Christine Lewis (she/her)

Absent elected delegates

Clackamas County Chair Tootie Smith (she/her), Multnomah County Commissioner Jessica Vega Pederson (she/her), City of Portland Mayor Ted Wheeler (he/him)

Metro

Israel Bayer (he/him), Yesenia Delgado (she/her), Liam Frost (he/him), Breanna Hudson (she/her), Patricia Rojas (she/her), Andy Shaw (he/him), Valeria McWilliams (she/her)

Kearns & West Facilitator

Ben Duncan (he/him)

Welcome and Introductions

Co-chairs Dr. Mandrill Taylor and Susan Emmons provided welcoming remarks.

Ben Duncan, Kearns & West, facilitated introductions and reviewed the meeting agenda and objectives.

Yesenia Delgado, Metro, shared that three new Metro staff have joined to support the Supportive Housing Service (SHS) program, and additional positions are still open.

Mika Savara chatted that he is excited to see folks join the team and shared gratitude for Chris Berg, his colleague and friend who previously worked at the State.

Andy Shaw, Metro, introduced himself and shared updates regarding the Stakeholder Advisory Table. He reflected on the success of the 2018 Affordable Housing Bond, which exceeded all its goals, and is closing at the end of the year. He stated that the purpose of the Stakeholder Advisory Table is to inform Metro's Chief Operating Officer (COO) Marissa Madrigal on whether there should



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be a new property tax, if some SHS funds should be reallocated to capital funds, or if things should stay the same.

Peter Rosenblatt reflected that the SHS funds are bringing in more than originally planned, and asked if this is a blip or if folks are being over-taxed.

Andy Shaw, Metro, replied that SHS is an income tax, which is more variable than a property tax. He shared that Metro had predicted the amount raised based on the state's history, but they are now more confident in understanding the overall tax base for future forecasting.

Washington County Chair Kathryn Harrington chatted that the SHS Forecast update of Oct 2023 was presented to the Committee in late November or December and was a good set of information.

Felicia Montebalco stated that they should be mindful of the “unpredictable” narrative and that the region has seen the greatest wealth increases since COVID-19 and that reflects the story of the rich getting richer. She asked to clarify if the Stakeholder Advisory Table is advising the COO to see what SHS could allow for affordable housing development, and if that assumption is correct, would there need to be a ballot measure.

Andy Shaw, Metro, replied that the Metro attorneys believe that affordable housing falls out of the scope of what was defined in the SHS measure, so Metro would need to ask voters to approve spending funds on housing. He stated that counties can spend money on Permanent Supportive Housing (PSH) via rental assistance and other methods that aren't capital. He reflected that the question is about how to align the SHS program with capital investments.

Washington County Chair Kathryn Harrington chatted that permanent shelters are allowed.

Carter MacNichol asked what the role of the Committee would be in this decision and if they have the opportunity to review and give input.

Andy Shaw, Metro, replied that the Stakeholder Advisory Table would give their conclusion to the COO in early May, so they could use that moment to come to the Committee as well.

Patricia Rojas, Metro, added that the Table isn't providing a recommendation to the COO, rather the COO is providing a recommendation to Metro Council, and the Table is providing information to the COO as one input source. She noted that reviewing the recommendation by the COO would be a more appropriate role for the Committee.

Carter MacNichol shared his concerns and believed the Committee should give real input and not just provide a rubber stamp. He asked if the May meeting would be when the Committee could review the Recommendation.

Patricia Rojas, Metro, responded that timing works.

Metro Councilor Christine Lewis underscored that Metro Council and the COO have not decided anything and the question is around the opportunity to build affordable housing. She noted that they are considering multiple inputs, and this Committee should be one.

Peter Rosenblatt stated that there is oversight confusion in Clackamas County, and even if this recommendation was outside the Committee's purview, he reflected that it is worthwhile to be able to communicate what is happening.

Ben Duncan, Kearn & West, invited Co-chair Mandrill Taylor to share any input as he is on the Stakeholder Advisory Table.



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Co-chair Dr. Mandrill Taylor stated that it benefits all parties to have engagement with the Committee.

Valeria McWilliams, Metro, shared that in response to the SHS Audit, there is ongoing communication between the SHS Oversight Committee and Tri-County Planning Body (TCPB), including sharing meeting summaries and progress status. She provided an update on the TCPB's work in the past quarter, including the development and approval of the first goal implementation plan. She noted that the Committee will receive a presentation next month to approve this plan and detailed the TCPB's work plan for next quarter.

Peter Rosenblatt shared that the meeting summaries for the two committees are hard to read as they are transcripts and asked if there could be a summary decision document or another alternative.

Valeria McWilliams, Metro, replied that she could coordinate with Yesenia Delgado and think about structure. She noted there are also links to the recordings.

Ben Duncan, Kearns & West, shared that there is a need for having a transparent document for members of the public and a need for what the Committee needs to know for its work, and confirmed that they will work on a structure to address the latter.

Ben Duncan, Kearns & West, noted that there is no quorum for meeting summary approval.

Conflict of Interest Declaration

Carter MacNichol declared that he is on the Board of Transition Projects which receives SHS funding.

Peter Rosenblatt declared that he works at Northwest Housing Alternatives which receives SHS funding.

Public Comment

No public comment was received.

Update: Multnomah County Corrective Action Plan (CAP)

Yesenia Delgado, Metro, shared that eight items in the CAP are completed and that Multnomah County will provide quarterly metrics of people serviced. She reflected that there continue to be items that are underspent and at risk, and there is a CAP amendment underway.

Dan Field, Multnomah County, shared that there are proposed adjustments on where they are hitting barriers, but they will continue to do what works well. He reflected on the organization health grants that Multnomah County partnered with United Way on and shared that organizations have until quarter three to spend the funds. He noted that most providers have spent funds on benefits like wage increases, extra time off, and training. He stated that they have asked the Multnomah County Chair for a second round of these grants.

Co-chair Susan Emmons thanked Multnomah County for extending the time to spend the funds until December.

Dan Field, Multnomah County, shared that was the purpose of the amendment and they wanted to keep the money unrestricted so organizations could make the best decisions.

Carter MacNichol asked if the higher wages are reflected in contracts and noted that one-time funds for increased wages are hard to secure.



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Dan Field, Multnomah County, replied that it was used as a one-time bonus. He noted that they are rebasing some contracts and are taking steps towards higher wages.

Kanoe Egleston, Multnomah County, shared that Housing Multnomah Now (HMN) is still at risk. She noted that they have started to place folks into housing at a higher rate and they will be meeting their 300-household goal. She clarified that the amendments are to ensure they can meet their spending goal.

Peter Rosenblatt asked if they have a projection of their spending through June.

Kanoe Egleston, Multnomah County, replied that their goal is to meet their CAP and to spend \$8 million by the end of June.

Dan Field, Multnomah County, clarified that they follow SHS guidelines around capital purchases that are consistent with the voters' intent.

Presentation: Washington County FY24 Q2

Jes Larson, Washington County, provided a high-level overview of Washington County's SHS quarter two status, including housing the 1000th household with Regional Long-term Rent Assistance (RLRA). She detailed their quarter two spending and projected expenditures, noting that they are trending ahead of their goals. She noted if they need to, they will ask for additional carryover funds to be released.

Nicole Stingh, Washington County, provided an overview of Washington County's SHS programming, including the Homeless Solutions Advisory Council, equity training, reducing wait times to pay providers to 19 days, healthcare systems integration, and providing provider report cards. She shared upcoming work, including updating their work plan to align with the TCPB's Regional Strategy.

Mike Savara thanked Washington County for tracking their metrics on provider payments and shared his excitement for their respite program.

Co-chair Dr. Mandrill Taylor congratulated Washington County and shared that as a behavioral health care provider he is interested in models of care support and asked if they could speak more about their low acuity support program.

Jes Larson, Washington County, replied that they are thriving and learning from the health and housing system integration. She reflected it is akin to the cooperative care program, where they connect those who are discharged from hospitals to connections of care, giving them priority access to shelter beds and medical support.

Mike Savara reflected on the projected expenditures graph and asked how that trendline would be impacted if voters passed an amendment to allow funds directed to capital investments.

Jes Larson, Washington County, replied that it is complicated, and the projected expenditures are based on programmatic costs for critical services launched, including shelter beds, access systems, and wrap-around support. She reflected that the package of programmatic work is what maintains a system of care, and that package is what the projected expenditure showed. She stated that if the region passed an amendment, they would have to make prioritizing decisions moving forward.

Peter Rosenblatt congratulated Washington County and shared his appreciation for the projected expenditure slide. He noted that their RLRA goal is 1650 and asked if completing that would end



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homelessness in Washington County, and if not, how are they addressing the disconnect between the amount allocated and the amount needed.

Jes Larson, Washington County, replied that the 1650 goal is based on the overall goal of 5000 placements in the region. She reflected that the need is always evolving but it's important to have a system that can respond to the need. She detailed the "move-on" policy by the U.S. Department of Housing and Urban Development (HUD) where there are RLRA voucher-only units so folks can move out when it's no longer needed.

Co-chair Dr. Mandrill Taylor asked about the provider's monthly scorecard and what dimensions were used to ensure quality.

Jes Larson, Washington County, reflected there is so much to learn to create regional standards. She shared that the more information they can give to providers the more they can be on-track, and currently the scorecards reflect program requirements.

Washington County Chair Kathryn Harrington shared that the SHS measure did not commit to ending homelessness, but committed to end chronic homelessness, which is where the goal of 5000 placements came from. She reflected that this is separate from the built-for-zero methodology.

Presentation: Multnomah County FY24 Q2

Breanna Flores, Multnomah County, introduced themselves. They detailed how Multnomah County has built capacity, including increasing RLRA capacity to 1,020 vouchers and having an inaugural provider conference where there were service provider listening sessions. They shared that they had Assertive Engagement Training for providers and that overall, Black, Indigenous, and People of Color (BIPOC) populations are being served at a higher rate.

Kanoe Egleston, Multnomah County, shared that the behavioral health division received 25 new intensive case management and assertive community treatment RLRA vouchers for a total of 150. She said they would operationalize an additional \$15 million in quarter two towards behavioral health investments.

Breanna Flores, Multnomah County, shared they will have a 2024 provider conference to gather additional feedback related to higher acuity participants.

Mike Savara chatted that it's exciting to see the increased RLRA vouchers.

Kanoe Egleston, Multnomah County, detailed progress being made towards Built for Zero, including utilizing Survey 123 for geolocation data gathering and mapping.

Breanna Flores, Multnomah County, shared information about the Shelter Models Evaluation to identify characteristics of successful outcomes for folks and the Alternative Shelter Evaluation.

Co-chair Dr. Mandrill Taylor chatted that he is interested in learning more about the Data Collection Pilot and that understanding lessons learned with outreach initiatives can help guide the entire region.

Kanoe Egleston, Multnomah County, shared that they are on track with their 75% spend-down plan for FY2024, have increased their spending compared to last year, and have maintained compliance with their CAP. She noted they will create a visual representation of the information for the next presentation.

Peter Rosenblatt asked what is meant by alternative shelter.



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Kanoe Egleston, Multnomah County, replied that it is a shelter that is outside of congregate spaces or hotel spaces, like safe rest villages.

Co-chair Susan Emmons asked how RLRA vouchers could apply to those who are known in shelter spaces.

Kanoe Egleston, Multnomah County, replied that until this year RLRA was administered with PSH with a focus on Population A. She shared that focusing on rapid rehousing dollars and programming can help move the flow of RLRA vouchers, which is aligned with the shelter strategy concept of RLRA.

Breanna Flores, Multnomah County, added that there are many ways to go about it and RLRA was focused on chronic homelessness. She reflected that higher acuity needs are complex within the system.

Carter MacNichol echoed Susan's question and shared it's not clear what the barrier is to get more RLRA vouchers out. He appreciated the considerations around acuity, cost, and safety, and wondered if the conference would occur fast enough to inform contracts for the upcoming year.

Dan Field, Multnomah County, replied that the leadership team meets with providers weekly and the Chair holds regular listening sessions with providers. He shared that these findings would be reflected in the Chair's budget priorities.

Presentation: Clackamas County FY24 Q2

Vahid Brown, Clackamas County, presented an overview of Clackamas County's quarter two progress. He shared that for capacity building, they now have six culturally specific service providers and decreased the Coordinated Housing Access Hotline callback time from six weeks to two minutes. He shared the percentage of BIPOC being served in PSH, Rapid Rehousing, and Eviction Prevention, and that the Health and Housing Integration team is working on Medicaid waiver implementation, Future Medical Respite Program, system coordination, and a Community Paramedic Pilot. He shared that resource centers are being developed for geographic equity and detailed bar graphs showing fiscal spending and commitments. He noted that individuals experiencing homelessness in Clackamas County have decreased since 2019 according to the Point-in-Time (PIT) counts.

Mike Savara chatted that the County and the City of Portland have done well with using state funds to house folks out of the Temporary Alternative Shelter Site, named that very few communities across the country are seeing reductions in PIT numbers like this, and thanked Clackamas County for their presentation.

Peter Rosenblatt asked how SHS funds can be used to build physical buildings and noted that clarity on the usage would be beneficial. He asked if community health assessments (CHAs) would support the decrease in PIT numbers.

Vahid Brown, Clackamas County, responded that counties are using carry-over funds on capital as resource centers aren't affordable housing, but where providers can collaborate and coordinate. He added that they should run the CHA modeling to compare but the by-name list has also decreased.

Presentation: FY24 Q2 Finance Overview

Rachael Lembo, Metro, reviewed the oversight responsibilities for the Committee and shared that this year's regional spending is more than double the amount of last year at this point. She stated



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that tax collection costs are forecasted to be 3% of revenue and that collections are predicted to be higher than budgeted. She detailed each county's financial report reviewing their spend-down plans and actuals.

Peter Rosenblatt reflected that in Clackamas County there is a tendency to be conservative when actual tax revenues stray from projections. He asked how Metro can assist with alignment.

Rachael Lembo, Metro, replied that it is stressful for all jurisdictions when forecasts are volatile. She reflected that income taxes fluctuate and are not as stable as property taxes, and noted that there will be a revenue forecasting forum that will include representatives from each county discussing how to make forecasts and communicate risk.

Co-chair Susan Emmons reflected that there is an unprecedented amount of money and that it should be framed as an opportunity. She asked if contingency funds would cover the fluctuation. She shared her respect for the providers doing this work.

Carter MacNichol echoed Susan's comments and related them to their recommendations about communications. He highlighted that the public has an opposite perception, and this information needs to be released.

Mike Savara chatted that the scrutiny toward providers and the government is high and agreed with the respect needed for every provider doing this work.

Metro Tax Collections and Disbursement Update

Rachael Lembo, Metro, shared that due to time constraints in the meeting, she could summarize that tax collections look fine, and this item will be covered in more detail in the future.

Next Steps

Co-chair Susan Emmons provided closing remarks and shared that they are in the process of presenting the Annual Report.

Ben Duncan, Kearns & West reflected on the meeting and shared the next steps.

The next steps are:

- The Committee to review the Stakeholder Advisory Table's input to the COO in May.
- The Committee to receive the TCPB's first implementation plan for approval next month.
- The Committee to receive a clear definition on what capital SHS funds can be spent on.
- Metro Staff to determine the structure of a summary decision document or another alternative for cross-committee updates.
- County staff to consider cross-walking CHA and PIT methodologies.
- Next meeting: April 22nd 9:30am-12:00pm

Adjourn

Adjourned at 12:00 pm.