



Supportive Housing Services Oversight Committee Meeting Summary

Meeting: Supportive Housing Services (SHS) Oversight Committee Meeting
Date: June 24, 2024
Time: 9:30 a.m. to 12:00 p.m.
Place: Virtual meeting (Zoom)
Purpose: Metro tax collection and disbursement; Multnomah County Corrective Action Plan (CAP) update through April; discussion on draft county work plans for fiscal year 2024-25; and discussion on the regional housing funding process.

Member attendees

Jim Bane (he/him), Mitch Chilcott (he/him), Co-chair Susan Emmons (she/her), Dan Fowler (he/him), Cara Hash (she/her), Felicita Monteblanco (she/her), Peter Rosenblatt (he/him), Jeremiah Rigsby (he/him), Mike Savara (he/him)

Absent members

Jenny Lee (she/her), Carter MacNichol (he/him), Margarita Solis Ruiz (she/her), Co-Chair Dr. Mandrill Taylor (he/him)

Elected delegates

Metro Councilor Christine Lewis (she/her), Multnomah County Chair Jessica Vega Pederson (she/her)

Absent elected delegates

Washington County Chair Kathryn Harrington (she/her), Clackamas County Chair Tootie Smith (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), Valeria McWilliams (she/her), Sandi Saunders (she/her)

Kearns & West Facilitator

Ben Duncan (he/him)

Welcome and Introductions

Co-chair Susan Emmons provided welcoming remarks and shared a story about an individual supported by SHS funding.

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

Co-chair Susan Emmons announced that the August meeting will be her last meeting.

Committee members and Metro staff shared appreciation for Susan's work.

Yesenia Delgado, Metro, described the co-chair recruitment process and that Metro will accept co-chair nominations via email.

Peter Rosenblatt asked if the co-chair would need to be a current member.



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Yesenia Delgado, Metro, confirmed that this is accurate.

Co-chair Susan Emmons noted that since Dr. Mandrill Taylor represents Clackamas County, the preference is for a co-chair representing Multnomah or Washington County.

Dan Fowler asked Metro to send out a Committee member list with county representation.

Ben Duncan, Kearns & West, confirmed that this can be shared.

Valeria McWilliams, Metro, shared updates on the Tri-County Planning Body's (TCPB) work over the past quarter. She noted that the TCPB received updates on the Technical Assistance, Coordinated Entry, and Employee Recruitment and Retention goals. She shared that Metro is developing a timeline for the SHS Oversight Committee to receive work and research findings before receiving implementation plans for each of the goals.

The Committee approved the May 20 meeting minutes.

Conflict of Interest Declaration

Peter Rosenblatt declared that he works at Northwest Housing Alternatives which receives SHS funding and sits on the Continuum of Care Board of Clackamas County.

Dan Fowler declared he is Chair of the Homeless Solutions Coalition of Clackamas County which receives SHS funding.

Public Comment

No public comment was received.

Metro Finance Update: Tax Collection and Disbursement

Rachel Lembo, Metro, shared that they have collected taxes from 10 months of the fiscal year and are slightly short of the forecast. She reiterated that it is normal for income taxes to fluctuate.

Peter Rosenblatt asked if there is a range of how short the numbers are from the forecast.

Rachael Lembo, Metro, replied that it is roughly \$30 million short.

Update: Multnomah County Corrective Action Plan (CAP)

Yesenia Delgado, Metro, shared that Multnomah County has made substantial progress on its CAP and that Metro has signed an amendment to the CAP.

Dan Field, Multnomah County, reflected that Multnomah County effectively managed its forecasted budget and that the CAP was in response to unanticipated revenue. He noted that if the forecast is short, that will impact how counties would do work. He shared that Housing Multnomah Now is the remaining highlighted item and that the county is adjusting to hit the target. He reminded the Committee that outcomes from the CAP will be reported as part of the regular SHS quarterly and annual reports.

Kanoe Egleston, Multnomah County, added that United States Department of Housing and Urban Development (HUD) programming has been expanding.

Felicita Montebianco asked if the amendment was in the meeting packet.

Yesenia Delgado, Metro, replied that the amendment was in last month's packet.

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Co-chair Susan Emmons asked if the United Way capacity-building grants would be repeated and emphasized the importance of multi-year funding for organizational health.

Dan Field, Multnomah County, replied that the second grant cycle was approved and that the county is looking to identify best practices for organizational health. He stated that Ruth Adkins from the Metro SHS team has been in the loop to identify regional work. He noted that multi-year commitments are difficult due to budget cycles but shared that they hope to have a third year of the grant.

Peter Rosenblatt noted the report looks back to April and asked if the items that were yellow in April are on track to be resolved by the end of next week.

Dan Field, Multnomah County, replied they will not know officially until July once all invoices are processed.

Antoinette Payne, Multnomah County, added that the county is on track to spend what it has agreed to.

Co-chair Susan Emmons shared kudos to Dan Field and Antoinette Payne for improving and operationalizing the fiscal work.

Dan Field, Multnomah County, thanked Susan and noted many interim roles were filled and financials are being monitored monthly. He shared the importance of making mid-course adjustments and thanked Kanoe Egleston for her work.

FY24 Q3 Overview

Yesenia Delgado, Metro, shared updates on the Q3 programming. She highlighted that great progress has been made and that some goals have been surpassed. She detailed the percentages and total served numbers to each county's goal.

Rachael Lembo, Metro, shared that spending is continuing to increase as the counties grow programs. She detailed each county's spending actuals, forecast, and carryover.

Dan Fowler asked if each county could share one or two things that have contributed to eviction prevention effectiveness or other successes.

Vahid Brown, Clackamas County, shared that the county exceeded its annual goal for eviction prevention in Q3 and benefited from a well-established coordinated entry system. He reflected that the coordinated entry system team meets regularly and that the Coordinated Housing Access (CHA) program receives many calls and is a clearing house for resources.

Dan Fowler noted that not having a backlog is impactful.

Mike Savara chatted that during COVID the CHA line had a significant backlog and reflected on the important infrastructure built using SHS funds to reduce the log.

Breanna Flores, Multnomah County, shared that 251 households were supported with eviction prevention funds and funds were specifically for culturally specific providers and permanent supportive housing (PSH). They reflected that the county is working with the City of Portland on a community sheltering strategy.

Cristal Otero, Multnomah County, added that the county is building out a strong network of culturally specific providers to disperse rent assistance and fund provider staff.

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Nicole Stingh, Washington County, shared that the increase in federal and state funds during COVID helped build capacity regionally and noted those funds and associated capacity is waning. She agreed with what the other counties shared and stated that culturally specific partnerships are the key to success.

Mike Savara asked if the counties could speak to their work and data on reducing racial disparities.

Breanna Flores, Multnomah County, shared that the county's programming goes through a racial equity lens tool. They added that when notice of funding awards are released, the county asks providers about culturally specific practices and equity work plans. They noted that the Joint Office of Homeless Services (JOHS) released system development grants for new and emerging providers.

Cristal Otero, Multnomah County, added that part of the Request for Programmatic Qualifications strategy is to bring in new culturally specific providers. She shared that the JOHS staff meet with culturally specific providers and discuss organizational health, grants, and priorities. She noted that there is a team that goes to shelters to screen folks if they qualify for additional services.

Nicole Stingh, Washington County, shared the county completes an equity analysis of the budget, builds partnerships with culturally specific providers, and has intervention mechanisms at eviction courts. She shared that the county looks at the provider and served individual data levels to hold providers accountable for outcomes. She shared they are hiring a Homeless Services Equity Coordinator.

Vahid Brown, Clackamas County, shared that the county allocates resources to communities of color, completes vulnerability assessments, and provides organizational health and technical assistance to culturally specific providers. He highlighted that in Clackamas County, people of color are being served at greater rates than experiencing homelessness.

Mike Savara thanked the counties for their insights and work and asked to make a specific space for race equity work in future meetings.

Co-chair Susan Emmons shared a story about a Black man who was being served by a non-culturally specific, but experienced provider. The provider felt like they were not being successful, so they reached out to the Urban League and transferred him to the Urban League's program where he flourished. She reflected that great work is being done through organizational collaboration and county leadership.

Vahid Brown, Clackamas County, shared that in partnership with the Native American Youth and Family Center (NAYA), the county is opening the first culturally specific shelter which will be the first in the region.

Peter Rosenblatt noted that the overall need is not included in the report and including it would help provide context. He reflected that if a goal is exceeded, it is hard to tell whether the overall need is being met or if there is still work to do.

Yesenia Delgado, Metro, replied that the annual report includes that information.

Peter Rosenblatt asked if that could be included in the quarterly reports so all the information could be in one place.

Jim Bane reflected that having a one-stop shop, like Clackamas County's CHA line is a data point that can help inform what the overall need is.

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Co-chair Susan Emmons shared that the co-chairs have pushed for more discussion which is why there was no presentation and welcomed feedback on the format.

Dan Fowler thanked the counties and reflected that intention is critical for outcomes.

Discussion: Regional Housing Funding Process Update

Val Galstad, Metro, reflected that Marissa Madrigal, Metro Chief Operating Officer (COO) heard concern about the concept from the Committee, and reiterated that any recommendation would stay true to the original intent of the SHS measure. She shared that public polling has been underway and reflected that the recommendation would likely align with feedback received and include expanding uses, focusing on deeply affordable housing or PSH, and updating the tax sunset and rate. She shared that the timeline for the next steps includes a COO recommendation and Metro Council work session on July 9, a Metro Council meeting and hearing on July 25, and possible action on August 1.

Dan Fowler asked if Metro will be meeting with the county commissioners.

Val Galstad, Metro, replied there is no formal presentation planned but staff meetings have been occurring weekly.

Felicita Montebianco asked to see the poll data and research and noted that the tax rate decrease is alarming.

Val Galstad, Metro, replied that they could hold a briefing on the polling next week and that the Coalition of Communities of Color shared high-level engagement research, with the final report due July 1, which can be shared once received.

Dan Fowler asked for clarity on the high-level concepts Metro is seeking, including what specifically is being asked of the voters and details such as structure and funding needs for SHS and affordable housing. He noted that the measure would not pass under opposition and asked if another housing bond was explored.

Val Galstad, Metro, replied that the current poll is a ballot title test and Metro is exploring those specific questions. She shared that the tax sunset could be extended or eliminated and that a variety of factors would go into specific allowable uses. She shared that another housing bond is not viable and is happy to share the public opinion research. She emphasized that Metro and the counties have been discussing this topic since April.

Liam Frost, Metro, replied that a broad base of stakeholders was convened to discuss this opportunity and they did not want to deviate from SHS priorities. He reflected that the recommendation is about strengthening SHS work, flexibility, and response.

Metro Councilor Christine Lewis clarified that a bond right now would be on top of the existing bond and a renewal would not be an option until 2028.

Peter Rosenblatt asked when the counties would be able to present the impacts of this on SHS programming.

Liam Frost, Metro, replied that the Committee can request a presentation at any point but noted these conversations were still occurring and nothing is determined.

Co-chair Susan Emmons reflected that the Committee has heard there is not enough housing to reach the goals of SHS. She asked if the stakeholders engaged understood Regional Long-term

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Rental Assistance (RLRA) flexibility and how it makes sense to reduce the tax rate and amount of resources if use is expanding.

Liam Frost, Metro, replied that there is not enough funding to fix everything and that SHS funds go to other shelters and services beyond RLRA.

Val Galstad, Metro, replied that Metro has heard that the current tax rate would not be considered high-income earners in the future.

Dan Fowler shared that this process feels fast and should be need-driven. He reflected that he still does not know what the ask is, and that every county commission would be against this not due to the process. He shared it feels like Metro is just tapping into a funding source.

Val Galstad, Metro, appreciated the feedback, noted discussions began in January, and shared that the result would be something folks feel good about.

Co-chair Susan Emmons clarified that any Committee member could attend the July 9 and 25 Metro Council meetings and that the next Committee member is July 22.

Peter Rosenblatt shared that this has been an unsatisfactory process, and while it may have been discussed since January, the Committee was only made aware recently. He reflected that it feels pre-decisional and ungentle.

Liam Frost, Metro asked for feedback on the challenges and opportunities of oversight of regional housing and services programs.

Felicita Montebianco shared that the Committee does not have a lot of teeth to push or hold a group accountable. She reflected that it feels like the Committee is a rubber stamp and hoped that the group would have influence and ability to shape results.

Jerimiah Rigsby shared that timing is an issue, and feeling like a rubber stamp arises from timing. He reflected there is an urgency to solve this problem, but no sense of what is needed to shift and what is reasonable for the Committee to do.

Co-chair Susan Emmons reiterated that the Committee has no authority, and the title of Oversight Committee implies supervision. She reflected that the recommendation process is not good and there is no sense from Metro Council in tracking recommendations.

Dan Fowler reflected that each county has its housing authority and is concerned about creating another layer of overhead and would like to create efficiency. He reflected on the long-term picture and that a potential ballot measure could impact the SHS funding renewal in 10 years.

Mike Savara agreed with the comments about roles and responsibilities and suggested identifying future tools for accountability.

Mitch Chilcott asked to be brought alongside the COO recommendation process in the future to know about the viability of options.

Jim Bane agreed with Mitch Chilcott's comments and would like to hear from the housing authorities about what they would do with the funding and what the advantages are to shift and reduce funding.

Cara Hash agreed with the timing and approach comments and the scope of influence being unclear.



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Next Steps

Ben Duncan, Kearns & West, provided closing remarks.

Next steps include:

- Metro to send out the Co-chair job description and time commitment along with a Committee member list that includes county representation.
- Committee to consider making space to hear and discuss race equity work in future meetings.
- Jurisdictions to add in overall need numbers to quarterly reports.
- Committee to consider receiving a public opinion poll and research findings briefing from Metro.
- Metro to share the Coalition of Communities of Color engagement report once received.
- Next meeting: July 22nd 9:30am-12:00pm

Adjourn

Adjourned at 12:00 pm.