



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Agenda

Meeting: Supportive Housing Services Tri-County Planning Body Meeting
Date: September 11, 2024
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 receive a briefing on and discuss the Regional Strategy Investment Fund (RIF).

4:00pm **Welcome and Introductions**

- Decision: meeting summary approval

4:15pm **Public Comment**

4:25pm **Conflict of Interest**

4:30pm **Staff Updates**

4:45pm **Regional Strategy Investment Fund Presentation**

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

6:00pm **Adjourn**

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Tri-County Planning Body Meeting Summary

Meeting: Supportive Housing Services Tri-County Planning Body Meeting
Date: Wednesday, August 14, 2024
Time: 4:00 PM – 5:30 PM
Place: Metro Council Chambers, 600 NE Grand Ave, Portland, OR 97232 and Zoom Webinar
Purpose: Regional housing funding recommendation presentation and discussion; and presentation and discussion on the committee’s work to date and future work.

Member attendees

Eboni Brown (she/her), Co-chair Mercedes Elizalde (she/her), Co-chair Steve Rudman (he/him), Zoi Coppiano (she/her), Yvette Marie Hernandez (she/her) Sahaan McKelvey (he/him) Monta Knudson (he/him),

Absent members

Nicole Larson (she/her), Cristina Palacios (she/her), Mindy Stadtlander (she/her)

Elected delegates

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

Absent delegates

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 – Christina Castaño (she/her), , Washington County – Nicole Stingh (she/her)

Metro

Valeria McWilliams (she/her), Ruth Adkins (she/her), Liam Frost (he/him), Patricia Rojas (she/her), Craig Beebe (he/him), Andy Shaw (he/him), Michael Garcia (he/him), Lo Miranda (they/them), Abby Ahern (she/her)

Kearns & West Facilitators

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

Note: The meeting was recorded via Zoom; therefore, this meeting summary will remain at a high-level overview. Please review the recording and archived meeting packet for details and presentation slides.

Tri-County Planning Body Meeting Summary

Welcome and Introductions

Ben Duncan, Kearns & West (K&W), introduced himself and welcomed the Tri-County Planning Body (TCPB) to the meeting, facilitated introductions, and reviewed the agenda and objectives.

Co-chairs Mercedes Elizalde and Steve Rudman provided opening remarks.

The TCPB approved the July Meeting Summary.

Public Comment

Molly Hogan, Welcome Home Coalition, provided public comment.

Conflict of Interest

Yvette Hernandez noted that she works for Home Forward which receives SHS funding, but she participates on the TCPB as a community member.

Sahaan McKelvey shared that he works at Self Enhancement Inc (SEI) which receives SHS funds. He noted that providers are not the only groups that benefit from SHS funds, and that the whole region benefits from SHS funds.

Zoi Coppiano asked if individuals would need to declare at every meeting.

Ben Duncan, Kearns & West, responded that it should be declared at every meeting for transparency, but the obligation is to only declare during meetings that have decision making items. He suggested for members to connect with the Metro Attorney for details.

Valeria McWilliams, Metro, added that she will ask the Metro Attorney for guidance and reshare with the TCPB.

Zoi shared that she works for Community Action which receives SHS funds.

Regional Housing Funding Recommendation

Andy Shaw, Metro, reviewed the Metro Chief Operating Officer (COO) recommendation issued in July and discussed next steps. He reviewed the major findings regarding the engagement process, which indicated a majority support for continued investments in housing and services, expanding allowable uses to include affordable housing creation, and extending or elimination the tax sunset with improved oversight and tax changes. He reviewed the recommendation timeline and Metro Council work sessions.

Washington County Chair Kathryn Harrington noted that the Metro correspondence that linked to the Metro Council work sessions were initially incorrect. She asked for meeting packets in addition to links to recordings to be provided. She highlighted that a May 22, 2024 Finance Memo was in the meeting packet which is important for the TCPB to review. She encouraged the TCPB to review the Finance Memo and the Washington County Board of Commissioners August 5 meeting packet for information on how the county would respond to the revenue cut.

Metro replied in the chat with links to the [July 25 Work Session](#) and the [August 1 Work Session](#).

Andy reviewed the COO recommendations which support efforts to reduce housing production costs, strengthen oversight, index the personal income tax threshold, and refer a measure to voters in May 2025. He reviewed the feedback Metro received from the SHS Oversight Committee, including lack of authority and timing concerns.

Tri-County Planning Body Meeting Summary

Ben asked the TCPB to share feedback with Metro. TCPB members shared the following thoughts:

- **Metrics:** Support for metrics conversations. Suggestion for performance metrics to be at a system level such as length of time from when an individual calls 211 and is placed in housing, rather than counting how many individuals have been served. Support for updated goals to match performance metrics.
- **Funding:** Concern about reducing the tax rate as that reduces the option to do more. Support for having conversations on repurposing the surplus amounts but reducing the tax rate would reduce the surplus. Support for the index threshold as long as it does not limit the dollars.
 - Note that there is no surplus, but carryover funds which are being spent.
 - Note that the proposed level of funding would reduce progress.
- **Affordable Housing:** Recognition of the need for affordable housing development and support for using additional funds for development of optimal living experiences. Support for extra funds not to be repurposed solely for sticks and bricks but adding flexibility for individual counties to choose investments.
- **Oversight:** Support for improving oversight and accountability. Reflection that community providers and those with lived experience with homelessness should be included on the oversight body. Reflection that the only way to eliminate conflict of interest would be to have a body void of experience and knowledge in the region, and that the counties also benefit from SHS funds. Reflection that the RIF should not have gone to the counties in first place. Reflections regarding the SHS Oversight Committee process including ex-officio membership and SHS reporting requirements.
- **Regional alignment:** Reflection that there is more alignment with the COO recommendations than misalignment. Concern about having Metro put 5% back into the pot due to the need to work together as a regional system. Reflection that the jurisdictions, TCPB, and SHS Oversight Committee have just begun to hit their strides. Concern about the loss of the TCPB's regional lens and statement that TCPB functions are important to keep.
- **Implementation:** Reflection that there are issues with SHS funds that need to be remedied and counties need to build out their systems before more money is invested and housing development is added. Concern about missing partnering dollars with behavioral health services. Note that recovery is not a quick solution, it takes at least 6 months to do successfully. Support for more cross-county programs, recovery support programs, and programs that support individuals through the continuum of care.
 - Washington County shared they have posted a [NOFO](#) that partners recovery, transitional housing, and behavioral health care.
- **Ballot measure:** Concern about the ballot measure and lack of clarity on what problem Council is trying to solve. Reflection that the need for services is greater now than when the measure was first passed. Reflection that the parties that originally drafted the language has stayed the same, so conversations on repurposing or reducing the measure or the original intended amount do not make sense.

Andy thanked TCPB members for sharing their feedback and noted that all the feedback requires changes to extend the life of the program and make it better.

TCPB FY25 Presentation

Due to time constraints, the TCPB omitted the presentation as the slides were in the meeting packet and were split into three small groups to discuss the following questions:

Tri-County Planning Body Meeting Summary

- What does the committee want to accomplish for the next year?
- How could the committee wrap up in timelines and produce something to hand off to staff and the iteration of a potential new committee?
- What recommendations does the committee want the COO and Council to keep in mind as they figure out details?

Ben facilitated the large group report out.

Valeria shared that additional feedback can be shared via the post-meeting survey.

The small groups shared the following themes:

- Support for TCPB continuing its work through December 2025. Support for moving regional work and implementation plans forward. Ask a new oversight body to continue the work, not start at the beginning.
- Support to understand the RIF in greater detail and discuss in September.
- Concern about the large amount of information shared between the two committees and ask for Metro to organize materials in a more efficient way. Suggestion to restructure reporting and information sharing.
- Suggestion for TCPB to talk about and reflect on work and hear about what has been completed and what has permanently changed.
- Suggestion for sub-committees to allow for in-depth engagement. Suggestion to merge the SHS Oversight Committee and Affordable Housing.
- Suggestion to clarify the approval process of implementation plans between the TCPB and SHS Oversight Committee. Ensure those at the table have direct experience of homelessness and research. Ask for TCPB work to include a timeline of completion.
- Concern that too much TCPB time is spent on reports and presentations. Concern on timing between consultant research and implementation plan review.

Closing and Next Steps

Mercedes provided closing remarks.

Washington County Chair Harrington noted that the TCPB meeting series is no longer on calendars.

Valeria responded that there will be a meeting in September and the Committee will review the work plan in October. She shared that the work plan and calendar invites will be sent out as soon as possible. She noted that the breakout room notes will be shared in the summary.

Ben Duncan, Kearns & West, adjourned the meeting and noted next steps include

- TCPB to meet Wednesday, September 11 from 4:00 to 6:00 pm.
- Metro to share conflict of interest guidance from the Metro Attorney.
- Metro to share a post-meeting survey. *Valeria McWilliams, Metro, added that she will ask the Metro Attorney for guidance and reshare with the TCPB.*

Adjourn

Adjourned at 5:45 p.m.



Metro

Regional Strategy Implementation Fund

Update

Regional Implementation Fund

Guiding Documents Summarized:

- Counties must contribute at least five percent of their SHS allocation towards the Regional Implementation Fund
- The TCPB is required to approve and monitor county expenditures after the TCPB has developed goals and provided the counties with a plan detailing those goals

Regional Implementation Fund

SHS Years 1 and 2:

- Counties focused on building out programs that **directly serve people experiencing homelessness** throughout the region
- TCPB was launched in the Summer/Fall of 2022

NOTE: the RIF is intended to **enhance and strengthen the systems** in service of regional coordination, i.e. **not fund direct services**

Regional Strategy Implementation Fund

County RIF Investment Areas (Year 3 – FY24):

- Capacity Building
- Health-Housing Integration
- Administrative Consolidation
- Risk Mitigation Pool
- Other (Counties)

RIF Funding Available

RIF balance as of July 1, 2024	\$36.9 million
Forecasted FY25 RSI revenue	\$17.3 million
Budgeted FY25 expense	\$32.1 million
Estimated available for new plans as of June 30, 2025	\$22.1 million

RIF FY 25 Budget

TCPB approved plans:	
Regional Landlord Recruit/Retention	\$6.6 million
TCPB goals, plans in development:	
Coordinated Entry	\$0.9 million
Healthcare System Alignment	\$1.9 million
Training	\$1.1 million
Technical Assistance	\$8.7 million
Employee Recruitment and Retention	\$10.9 million
Regional work in support of TCPB goals:	
HMIS	\$2.0 million
Total FY25 Budget	\$32.1 million

METRO SUPPORTIVE HOUSING SERVICES TRI-COUNTY PLANNING BODY

Monthly progress report | September 2024

The goal of this report is to keep the TCPB, the Supportive Housing Services Regional Oversight Committee, Metro Council and other stakeholders informed about ongoing regional coordination progress. A more detailed report will be provided as part of the SHS Regional Annual Report, following submission of annual progress reports by Clackamas, Multnomah, and Washington Counties.

TRI-COUNTY PLANNING BODY REGIONAL GOALS*

Goal	Progress
Unit/landlord recruitment and retention	Metro and county staff have started executing the Regional Implementation Plan to advance the Regional Landlord Recruitment goal. The Tri-County Planning Body (TCPB) voted to approve the Plan at their March meeting. The Supportive Housing Services Oversight Committee gave final approval for the Plan during their April meeting. A workgroup of staff from Metro and the Counties has been meeting monthly since May to coordinate this work. In July, we discussed equity concerns, and tools we could use to center equity as we implement this plan.
Coordinated Entry	The Coordinated Entry Regional Alignment Workgroup (CERAW) continues to meet regularly. A new strategy, move-in readiness, has been introduced to help speed the move-in process for program participants. Counties and Metro are discussing the merits of adding this strategy to the CE regional plan. The CERAW has shaped the workplans, timelines, budgets and metrics for each strategy (assessment alignment, data sharing, prioritization alignment, case conferencing, and move-in readiness). On Sept 9 th , the CERAW will complete a final review of the CE regional plan, including running a racial equity lens tool, which will be supported by Metro Equity Manager Alexandra Appleton. Rounds of review and edits by County and Metro Housing leadership will begin on 9/13. CoC and CE boards for each county are being informed of their future role in decision-making as the regional CE plan is implemented. The CE regional plan will be presented to the TCPB at the October meeting.
Healthcare system alignment	The regional planning workgroup with Health Share, Counties, and Metro, with support from Homebase will begin drafting the implementation plan using a shortlist of potential strategies. These are regional opportunities to support, supplement, and advance existing health

and housing system alignment initiatives as documented in the landscape analysis. The draft implementation plan will be subject to refinement and vetting over the coming months with regional leadership, providers, and other partners and is tentatively scheduled to come to TCPB in January 2025. The data sharing workgroup continues to meet, learning from existing data sharing agreements (DSAs) across the region to discuss regional data sharing infrastructure, including data sharing agreements, protocols, practices, and infrastructure implementation plan.

Training + Technical Assistance

The Regional Capacity Team is in the early stages of developing a baseline of trainings, skill sets and learning outcomes for incoming service workers to access the training the need to do this important work from the first day on the job. The team is currently conducting a landscape analysis to understand what is possible, for example, whether it makes the most sense to scale existing in person or on demand trainings, implement a new or existing certification program at a college or workforce board, some combination of the above, or another opportunity. This research includes meeting with all the region’s local colleges, community colleges, universities and workforce boards. The team will compile those findings in a research memo with initial recommendations. Importantly, recognizing provider feedback and buy-in is essential to the success of any new program, Metro plans to work with housing coalition partners and their members to refine any recommendations before implementing them.

The Regional Capacity Team is also continuing to explore technical assistance opportunities that will add value system-wide and looks forward to sharing more information soon.

Employee Recruitment and Retention

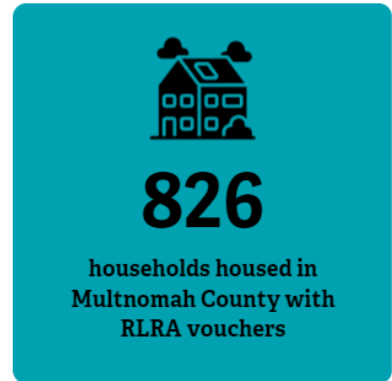
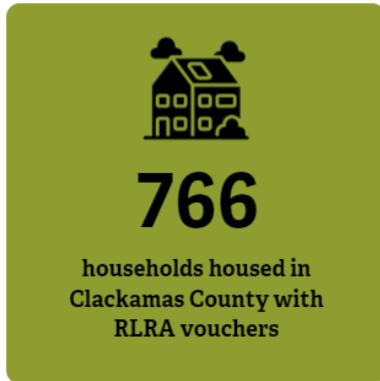
We are establishing a tri-county workgroup to review and vet potential regional strategies using Homebase’s framework which included three areas: Commitment to and Coordination of a Regional Strategy; Planning for and Allocating More Funding to Compensation;

Addressing the Cashflow Concerns for Providers. Specific concepts within these areas will be explored and refined in the coming months to develop the Implementation Plan, tentatively scheduled to come to TCPB in May 2025. Outreach and engagement will continue, including with providers and with local and state workforce and contract-related initiatives.

**A full description of regional goals and recommendations is included in Attachment 1.*

EXISTING REGIONAL PROGRAMS AND COORDINATION EFFORTS

***Households housed through the RLRA program as of June 30, 2024:**



The data comes from the SHS quarterly reports, which includes disaggregated data (by race and ethnicity, disability status and gender identity) and can be accessed here: <https://www.oregonmetro.gov/public-projects/supportive-housing-services/progress>

**As of 8/15/2024, Metro has updated the way numbers are reported on our SHS dashboards. Beginning at the end of Year 3, Metro has shifted to reporting the number of households served with SHS resources. We are no longer reporting the number of people served, as several people can be members of the same household which has been served with SHS resources. Please note: This will cause the number on the dashboard to appear smaller, even though SHS service levels have only continued to increase.*

Risk Mitigation Program: All RLRA landlords are provided access to a regional risk mitigation program that covers costs incurred by participating landlords related to unit repair, legal action, and limited uncollected rents that are the responsibility of the tenant and in excess of any deposit as part of the RLRA Regional Landlord Guarantee.

The following information is derived from the counties' [FY2022-2023 annual reports](#)

Landlord Liaison and Risk Mitigation Program: In January 2023, Metro and tri-county program staff began meeting monthly to coordinate Landlord Liaison and Risk Mitigation Program education activities. Together, staff shared existing engagement tools and identified innovative methodologies for expanding unit availability across the region. Training for existing landlords is coordinated regionally and staff continues to coordinate to identify strategies for expanding unit availability.

Regional Point-in-Time Count: In January 2023, the counties conducted the first-ever fully combined regional Point-in-Time Count. This tri-county coordinated effort included creating a shared methodology and analysis, a centralized command structure, and unified logistics around the recruitment and deployment of volunteers. As a result of the combined Count, analyses include regional trends in unsheltered homelessness, sheltered homelessness, and system improvements made possible by regional investments in SHS.

An initial summary of the 2023 Point-in-Time Count data can be found in this May 2023 press release from Multnomah County: <https://www.multco.us/multnomah-county/news/news-release-chronic-homelessness-number-falls-across-tri-county-region-2023>.

Regional Request for Program Qualifications: This program year also included a Regional Request for Programmatic Qualifications to procure new and diverse organizations as partners for service provision. Tri-county partners worked to ensure broad engagement and technical assistance to support the full participation of new and emerging organizations, especially culturally specific service providers. 60 applications were qualified to create a broad network of 167 tri-county pre-qualified service providers with diverse expertise and geographic representation.

Homeless Management Information System (HMIS) Regional Implementation: Starting in 2023, an updated Privacy Notice & Policy created a more trauma-informed and person-centered approach to obtaining participant consent for data sharing while maintaining a high level of data privacy. Next steps included moving toward regional visibility and more comprehensive integration of each of the counties' HMIS systems.

TRI-COUNTY PLANNING BODY GOAL AND RECOMMENDATION LANGUAGE

May 10th, 2023

COORDINATED ENTRY

- Goal:** Coordinated Entry is more accessible, equitable and efficient for staff and clients.
- Recommendations:** Map the unique challenges and successes of each of the three Coordinated Entry Systems.
- Assess opportunities to create connectivity among the three Coordinated Entry Systems to improve equitable access and work towards regionalizing some tools within Coordinated Entry.
- Explore opportunities for co-enrollment with other systems.

REGIONAL LANDLORD RECRUITMENT

- Goal:** Increase the availability of readily accessible and appropriate housing units for service providers.
- Recommendations:** Contract with a qualified consultant to identify areas where regionalization can support existing and future county efforts and submit recommendations.
- Develop a regional communications campaign to recruit new landlords, including specific outreach and engagement to culturally specific media and BIPOC community groups.

HEALTHCARE SYSTEM ALIGNMENT

- Goal:** Greater alignment and long-term partnerships with healthcare systems that meaningfully benefit people experiencing homelessness and the systems that serve them.
- Recommendations:** Metro staff convenes and coordinates with counties and key healthcare systems stakeholders to identify opportunities that integrate the Medicaid waiver with the Supportive Housing Services initiative. Bring draft proposal with next steps and timeline to committee within 6 months.

TRAINING

- Goal:** Service providers have access to the knowledge and skills required to operate at a high level of program functionality; the need of culturally specific providers will be prioritized through all program design.

Recommendation: Counties and Metro coordinate and support regional training that meets the diverse needs of individual direct service staff, with sensitivity to the needs of BIPOC agencies.

TECHNICAL ASSISTANCE

Goal: Organizations have access to the technical assistance required to operate at a high level of organization functionality; the need of culturally specific providers will be prioritized through all program design.

Recommendation: Counties and Metro coordinate and support regional technical assistance and investments in capacity building especially among culturally specific providers.

EMPLOYEE RECRUITMENT AND RETENTION

Goal: County contracts for SHS funded agencies and providers will establish standards throughout the region to achieve livable wages for direct service staff.

Recommendations: Map current wage and benefit conditions.

Draft a housing-worker wage framework that provides guidance to Counties and SHS-funded agencies and providers and includes contracting evaluation and alignment.

Consider ways to allow for differential pay for lived experience, bilingual employees, and culturally specific organizations.

Consider ways to address challenges faced by organizations with multiple funding streams.

Assess reasonable scale of outcomes and case load as it relates to compensation.

Within each Supportive Housing Services (SHS)-funded agency, monitor the distribution of pay from lowest to highest paid staff to ensure improvements in pay equity.



Supportive Housing Services Oversight Committee Meeting Summary

Meeting: Supportive Housing Services (SHS) Oversight Committee Meeting
Date: July 22, 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 May; presentation and discussion on Metro's permanent supportive housing work; and discussion on the regional housing funding recommendation.

Member attendees

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

Absent members

Margarita Solis Ruiz (she/her), Carter MacNichol (he/him), Jenny Lee (she/her)

Elected delegates

Multnomah County Chair Jessica Vega Pederson (she/her)

Absent elected delegates

Clackamas County Chair Tootie Smith (she/her), City of Portland Mayor Ted Wheeler (he/him), Washington County Chair Kathryn Harrington (she/her), Metro Councilor Christine Lewis (she/her)

Metro

Yesenia Delgado (she/her), Breanna Hudson (she/her), Yvette Perez-Chavez (she/her), Israel Bayer (he/him), Patricia Rojas (she/her), Liam Frost (he/him)

Kearns & West Facilitator

Ben Duncan (he/him)

Welcome and Introductions

Co-chair Mandrill Taylor provided welcoming remarks, thanked Committee members for their work, and reflected on Marissa Madrigal, Metro Chief Operating Officer (COO) Recommendations. He thanked Co-chair Susan Emmons for her contributions.

Susan reflected on the Committee's values, work, and Metro's COO Recommendations. She encouraged the Committee to keep the work centered on improving the lives of those served by SHS.

Ben Duncan, Kearns & West, facilitated introductions between Committee members and reviewed the meeting agenda and objectives. Ben asked the Committee if they had any questions.

Peter Rosenblatt noted that presentation slides were missing from the packet, making meeting preparation difficult, and asked to have a conversation about meeting preparation practices. He appreciated the recommendation tracker and asked to discuss it at the next meeting and suggested including due dates to increase accountability.

Supportive Housing Services Oversight Committee Meeting Summary

Ben replied that meeting preparation can be discussed at the end of this meeting or at the next meeting.

Metro staff replied that they will present recommendation statuses in the fall. They noted that many recommendations are system building which requires many teams, that the recommendations are ongoing bodies of work, and that staff will continue to bring updates to the Committee.

Yesenia Delgado, Metro, announced that Mike Savara has been appointed as Co-chair as Susan has stepped down and that Metro staff are still filling Committee vacancies.

Mike reflected on Susan's legacy and reflected on his experience. He welcomed Committee members to share feedback with him at any time.

Israel Bayer, Metro, shared that Metro has been providing news and media coverage with the counties including joint press releases. He highlighted that Metro has met with media editors, earned Oregon Public Broadcasting coverage, and ran a social media campaign that received 11.4 million impressions. He noted that the Committee will receive monthly communications updates.

Mike shared kudos for the communications work and highlighted that the stories from individuals receiving services on Metro's website are a powerful tool.

The Committee approved the June Meeting Summary.

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

Shaun Irelan, HIV Service Council Member, provided public comment.

Update: Metro Tax Collection and Disbursement

Rachael Lembo, Metro, shared that tax collections were up in June compared to past years. She noted that Metro has collected about \$320 million to date, and will likely reach \$350 million in collections, slightly below the forecasted \$357 million.

Committee members had the following questions and comments:

- **Question:** Can you clarify the difference between the budget amount, \$230 million, and the forecast amount, \$357 million?
 - **Metro response:** The budget was prepared about nine months before the beginning of the Fiscal Year (FY). Halfway through the FY, Metro had additional data that indicated collections would be higher, which created the forecasted amount. Collections will be under the forecast by less than 10%, which is a normal variance for this type of income tax.
- **Question:** One public negative narrative is that counties are not spending all their money. Are the counties budgeting based on the forecast or the budget? What has Metro's communications been like with the counties and the public?

Supportive Housing Services Oversight Committee Meeting Summary

- **Elected Delegate response:** Metro has been communicating with the counties on this, and the counties do adjust their budgets based on Metro's comments. The budget adjustments are within a workable percentage.
- **Elected Delegate question:** What is the strategy around communication with the public and working with the counties going forward?
 - **Metro response:** Metro shares updated forecasts with counties and counties adjust their budgets to reflect that. There are many lessons learned from this process and tax type, and communication between Metro and the counties is key. There is a stabilization reserve fund to help fill any gaps. For public communication, it is hard to determine when to make an announcement due to monthly changes, which are normal and there is work to do to normalize these fluctuations.
 - **Elected delegate response:** It is important to signal to the public and media that we are in a different phase of the tax. We need to have a communication plan for the public to understand this.
- **Comment:** Language is important, it may not be statistically significant, but it is significant to the community to go from \$230 million to \$330 million. It is challenging for SHS staff and elected Commissioners to know how much to spend. I do not know how to get comfortable with the fluctuation. We would all benefit from a fluctuation plan.
- **Comment:** There is public perception and reality, and the reality is that there is more money. Metro should be honest when it communicates to the public between the budget and expected revenue. Perhaps there should be a policy adoption for communications if there is a deviance of 10-15%.

Ben asked if Metro would have the final collections calculation next month to build into the agenda on fluctuations and adjustments.

Metro staff confirmed they can do that next month.

Update: Multnomah County Corrective Action Plan (CAP)

Yesenia shared that Move in Multnomah is the only item at risk and that Metro and Multnomah County are working on finalizing and closing the CAP.

Dan Field, Multnomah County, added to the previous conversation that the challenge is a public framing and communications issue. He noted that when one county appears to be underspending it reflects on everyone in the region. He then reviewed the CAP items and noted that the FY will not close until late August, when the county will then provide their last CAP update.

Committee members had the following questions and comments:

- **Comment:** The report seems more concerning than the presentation. There are six items on track, with significant funds remaining to be met. Can you speak to this accuracy for the items that are yellow and the one item in red?
 - **Multnomah County response:** For the items in yellow, significant spending occurring in June is standard and we are seeing activity that supports meeting these targets. For the item in red, we have less confidence but there are many moving parts. We believe we will be close to the target within the limited spending date. We will meet the program goals whether it is in the CAP period or beyond.

Presentation and Discussion: Permanent Supportive Housing (PSH)

Nui Bezaire, Metro, shared that PSH is a housing solution for Population A and that PSH was always planned as an intersection between the Affordable Housing Bond (Bond) and SHS. She presented an

Supportive Housing Services Oversight Committee Meeting Summary

overview regarding recommendations related to PSH and reviewed Metro's work plan and progress to expand PSH in the region. Phase 1 of the work includes defining PSH, setting quality standards, and system mapping.

The Committee had the following questions and comments:

- **Question:** Has there been engagement in the field to look at buildings and programs to see what is working and what is not?
 - **Metro response:** Not yet, but we intend to especially once evaluation parameters are set.
- **Question:** Does this work feed into the Regional Long-term Rent Assistance (RLRA)? The Committee is interested in receiving RLRA evaluations.
 - **Metro response:** RLRA is part of PSH, but not only PSH. We have always contemplated that there would be monitoring and evaluation as part of the work after Year 3.
- **Comment:** There is not a clear delineation and connection between PSH and RLRA. The Homelessness Research and Action Collaborative at Portland State University (PSU) received an award for evaluating PSH for communities of color. I encourage thinking through their definitions as Metro develops definitions and thinking about how systems look and feel.
 - **Metro response:** Thank you for flagging that. Metro's engagement with the counties includes leveraging definitions where they exist.
- **Comment:** It would be great to have a visual like a Venn Diagram to showcase the differences and connections between PSH and RLRA.
 - Many Committee members supported this ask.
- **Comment:** Providers often put applications for individuals in for multiple programs, such as PSH and Rapid Rehousing, and whatever is accepted first is what will be used. It would be great to have guidance on program referrals for individuals. Additionally, it is hard to keep folks housed as post-housing engagement is based on crisis calls. It would be helpful to identify service connections across project-based vouchers.

Patricia Rojas, Metro, reflected that Metro is excited about PSH work and is currently working with each county's continuum of care to provide guidance and create regional and state alignment. She noted that Metro will work with PSU and fold in their research lens.

Discussion: Regional Housing Funding Recommendation

Patricia Rojas, Metro, shared an overview of Metro Chief Operating Officer (COO), Marissa Madrigal's, [housing funding recommendation](#) to Metro Council. The recommendation included allowing SHS funds to be used for affordable housing construction and developing one independent oversight investment board.

Andy Shaw, Metro, reflected on the recommendation process and values. He noted that the recommendation supports efforts to reduce housing production costs, re-negotiate intergovernmental agreements (IGA), index personal income tax thresholds, and would refer the measure to voters in May 2025.

Holly Calhoun, Metro, stated that the recommendation is now waiting for direction from Metro Council which has upcoming work sessions. She reflected on the specific feedback heard from the SHS Oversight Committee including comments on accountability, capacity, timing of reports and information, and regional metrics.

The Committee had the following questions and comments:

Supportive Housing Services Oversight Committee Meeting Summary

- **Question:** Does the new oversight investment board consolidate the existing bodies or is it an additional body?
 - **Metro response:** It would consolidate the existing bodies into one single body and create role clarity while continuing the work underway. The new body would be thoughtful of its charge and membership. There is currently no direction to staff from Metro Council regarding the recommendation, staff is proceeding as normal.
- **Question:** The provider community sees this negatively and that money is being taken away. If the recommendation goes forward, it would be helpful to know when and how much money will move from services to housing.
 - **Metro response:** We will be transparent and clear as we can. This will require close partnerships with the counties.
- **Question:** Can counties share what this would look like in the next two to five years so voters can be informed?
 - **Elected Delegate response:** The counties need to understand from Metro what the potential impact to dollars is for us to share impacts and outcomes.
 - **Metro response:** Metro is looking at a variety of potential scenarios and is meeting with county staff weekly to identify different ways to meet needs.
- **Comment:** A decrease in personal income tax is not in alignment with the need. I am hearing that we need to do more with less. This timing is critical to get correct.
 - **Metro response:** We are still waiting on Council to make the final decision. The reason to decrease the tax rate is in connection with the potential to extend this measure out 15-20 years, and correct details that were missing from when it was first created in 2020.
- **Comment:** Slow down, I think May of 2026 would be the correct ballot time frame. This is critical to get correct and needs more involvement from county leaders. From a communications view, the public thinks housing is a part of the measure already, so would emphasize keeping the language simple like asking if SHS funding should be expanded to include housing.
- **Comment:** Some of these recommendations were discussed directly at the Stakeholder Advisory Table, and others were extrapolated. I am excited about IGA accountability. Is expanding funding for acquisition temporary or permanent? There needs to be clear outcomes and oversight with this approach.
- **Comment:** Metro should center county discussions when moving this work forward as they are the implementers.
- **Comment:** Our greatest accountability should be to those who are sleeping outside and any new governance structure should center those folks as the highest priority.
 - **Metro response:** The needs of Population A are at the center of our values and priorities.
- **Question:** Can someone email out the specific times and locations of the Metro Council work sessions?
 - **Metro response:** Yes.

Next Steps

The Co-chairs provided closing remarks.

Ben summarized that the next steps include:

- Metro staff to present recommendation statuses in the fall.
- Metro staff to share Council work session dates and times.



Supportive Housing Services Oversight Committee Meeting Summary

- Next meeting: August 26th, 9:30am-12:00pm.
 - Discuss Metro tax collection.
 - Discuss meeting preparation practices.

Adjourn

Adjourned at 12:00 pm.

**TCPB Proposed 2024 Work Plan
Draft August 2024**

TCPB Work Plan recommendations:

- An annual work plan will provide the committee with project clarity, and staff time to plan and prioritize progress for each of the six TCPB goals. There will be additional areas of regional work that the committee will consider and those will be added to this workplan, as those opportunities, may arise.
- The annual workplan includes two financial overviews of the RIF a year, to keep the committee informed on budget and expenditure trends.
- At the end of the work plan year, one meeting focuses on an evaluation of the goals, and consideration for next year’s work plan.
- **Agenda items below are tentative and subject to change as necessary. Meetings may need to be cancelled at the discretion of staff to ensure that TCPB meeting are as productive and fruitful as possible.**

Draft Work Plan schedule:

Note: goals are numbered and listed in the order of understood ‘readiness’. This can and should be discussed further by staff and reorganized as needed before presented to the TCPB.

Tri-County Planning Body – 2024-2025 Work Plan

Month	Meetings
August	8/14 TCPB Meeting <ul style="list-style-type: none"> • SHS measure COO recommendations discussion • TCPB FY 25 Review: Evaluation of goals, recommendations for 2025 work plan <i>Coordinated Entry Goal Update to the OC</i>
September	9/11 TCPB Meeting <ul style="list-style-type: none"> • RIF Financial Update
October	10/9 TCPB Meeting <ul style="list-style-type: none"> • Coordinated Entry Implementation Plan <i>Training and Technical Assistance Goal Update to the OC</i>
November	11/13 TCPB Meeting <ul style="list-style-type: none"> • Training and Technical Assistance Goal Update • Regional purchasing/categorical eligibility <i>Coordinated Entry Implementation Plan Approval by OC</i>
December	12/11 TCPB Meeting <ul style="list-style-type: none"> • RIF Financial Update • Progress report on Landlord recruitment Implementation Plan <i>Healthcare systems alignment Goal Update to the OC</i>
January 2025	1/8 TCPB Meeting <ul style="list-style-type: none"> • Healthcare systems alignment Implementation Plan <i>Employee Recruitment and Retention Goal Update to OC</i>
February 2025	2/12 TCPB Meeting <ul style="list-style-type: none"> • Training and Technical Assistant Implementation Plan <i>Healthcare systems alignment Implementation Plan Approval by OC</i>

	<i>Employee Recruitment and Retention Goal Update to OC</i>
March 2025	3/12 TCPB Meeting <ul style="list-style-type: none"> • Progress report: Landlord Recruitment + Coordinated Entry Implementation Plan <i>Training and Technical Assistant Implementation Plan Approval by OC</i>
April 2025	
May 2025	5/14 TCPB Meeting <ul style="list-style-type: none"> • Employee Recruitment and Retention Implementation Plan
June 2025	6/11 TCPB Meeting <ul style="list-style-type: none"> • Potential changes coming for SHS • Progress report: Healthcare systems alignment <i>Employee Recruitment and Retention Implementation Plan Approval by OC</i>

16:08:31 From Metro Housing Department to Lauren Decker, she/her Clackamas Co. Housing Services Manager
And all panelists : Hi Lauren! I was trying to promote you to panelist and it said you declined. Would you like me to add you as a panelist so you can speak?

16:09:24 From Mindy Stadlander : I'm so sorry Nicole!!

16:11:03 From Nicole Larson : Thank you Mindy!

16:13:43 From Eboni Brown : Aye

16:13:52 From Mindy Stadlander : Abstain - I wasn't here!

16:15:35 From Eboni Brown : I receive SHS funding through my organization

16:17:34 From Cristina Castaño to Hosts and panelists : I want to note that Chair Vega Pederson is attending another commitment at the moment, but will join shortly

16:17:40 From Jessica Vega Pederson (she/her) to Hosts and panelists : I am here

16:19:48 From Metro Housing Department : A reminder to keep chat settings set to Everyone. Thank you.

16:22:35 From Metro Housing Department : From Cristina Castaño to all panelists 04:17 PM
I want to note that Chair Vega Pederson is attending another commitment at the moment, but will join shortly
From Jessica Vega Pederson (she/her) to all panelists 04:17 PM
I am here

16:30:46 From Cristina Castaño to Hosts and panelists : Host, I just received a message from Lauren Decker, from Clackamas co. She is one of the panelist, but it sounds like she doesn't has access to the chat. Can you confirm if she joined as a panelist?

16:31:29 From Lauren Decker, she/her Clackamas Co. Housing Services Manager to Hosts and panelists : I'm here now, thanks for responding to my call for help Cristina

16:33:54 From Metro Housing Department : Reminder to keep chat setting to Everyone. Thank you.

16:34:11 From Metro Housing Department : From Cristina Castaño to all panelists 04:30 PM
Host, I just received a message from Lauren Decker, from Clackamas co. She is one of the panelist, but it sounds like she doesn't has access to the chat. Can you confirm if she joined as a panelist?
From Lauren Decker, she/her Clackamas Co. Housing Services Manager to all panelists 04:31 PM
I'm here now, thanks for responding to my call for help Cristina

16:43:13 From Mindy Stadlander : Its really exciting work and is influencing how the health system engages - nice work!

16:45:09 From Eboni Brown : Whatâ€™s the breakdown also? How much for each category/county will be needed this year?

17:20:15 From Cristina, she/her, Housing Oregon : I really like to see the equity goals and how are the goals met or not, broken down.

17:31:34 From Eboni Brown : Thank you everyone

17:31:42 From Mindy Stadlander : thank you all so much!

17:31:48 From Breanna Flores (she/they) MultCo : thank you all

17:31:57 From Nicole Larson : Thank you!