



## Supportive Housing Services Oversight Committee Meeting Summary

Meeting: Supportive Housing Services (SHS) Oversight Committee Meeting  
Date: August 26, 2024  
Time: 9:30 a.m. to 12:00 p.m.  
Place: Virtual meeting (Zoom)  
Purpose: Metro tax collection and disbursement update; tri-county planning body coordinated entry progress report; and FY24 Q4 presentations and discussion.

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### Member attendees

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

### Absent members

Margarita Solis Ruiz (she/her), Jenny Lee (she/her)

### Elected delegates

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

### 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), Josh Harwood (he/him), Rachael Lembo (she/her)

### Kearns & West Facilitator

Ben Duncan (he/him)

### Welcome and Introductions

Ben Duncan, Kearns & West, opened the meeting by offering time for members of the Committee to share reflections on Co-chair Susan Emmons' impact on the Committee before her departure from her role.

Co-chair Dr. Mandrill Taylor thanked members of the Committee for their time and ongoing commitment. He and Mike Savara thanked Co-chair Susan Emmons for her leadership and vision.

Co-chair Susan Emmons shared reflections about her time on the Committee and thanked other members for their commitment to the work to advance the shared vision of the Committee. She shared her excitement about new members and the direction the Committee is moving.

Other members and Metro staff shared reflections and appreciation for Co-chair Susan Emmons' leadership and impact.

Patricia Rojas, Metro, provided an update on Metro's COO recommendations on affordable housing to Metro Council, sharing that Metro Council has begun to explore the recommendations through

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work sessions and elected-to-elected conversations. She thanked the Committee for their continued engagement.

Peter Rosenblatt shared that the Clackamas County Board of Commissioners implies that there is poor communication from Metro on supportive housing and asked for clarification on the communication between Metro and counties.

*Metro staff responded that elected-to-elected conversations are occurring on the topic.*

Ben reviewed the meeting agenda and purpose.

The Committee had a quorum and approved the July Meeting Summary. Carter MacNichol abstained because he was absent from the July meeting.

### 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.

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

### Public Comment

No public comments were received.

### Update: Metro Tax Collection and Disbursement

Josh Harwood, Metro, noted that he will be attending Committee meetings more regularly to answer questions about the budget and forecasting. He provided an overview of the forecast, including that July tax collections continued to trend slightly higher than prior years, bringing FY 2023-24 collection totals up to \$335.1 million, or about 6% below the Fall 2023 forecast. He noted that this discrepancy is likely below regular forecasting error, and monthly collections have varied over the last three fiscal years. The month-to-month variability and final tax collection amount is dependent on a small set of the highest bracket of taxpayers. He shared that the shortfall in tax collections is largely due to a lagging economy, noting that Oregon ranks last in the country in year-over-year employment growth. He noted that there are other factors affecting tax collections, which will be shared in the year-end report in November.

Committee members had the following questions and comments:

- **Question:** Would it be prudent for counties to take a more conservative approach by not spending money during the year to support year-over-year programming, and instead to wait for rollover funds?
  - **Metro response:** That is a policy question for counties partially, so Metro cannot fully answer the question. Being more conservative could be one way to deal with the volatility, and there could be other ways to deal with it too.
- **Comment:** It seems like the Committee would want to be supportive of counties trying to be more conservative with their spending given the volatility of tax collections, but that does not seem to be the case because of public concern about unspent dollars for housing.
- **Question:** Can Metro share more information about reserves and contingency requirements?

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- **Metro response:** Metro requires a 10% reserve minimum, so the 6% shortfall would be covered by that reserve. Metro recommends counties establish a 15% stabilization reserve to account for volatility; however, counties can also decide to make their reserves higher or lower than this 15% recommendation.
- **Question:** Could Metro share more about the \$800,000 pending appeal that is mentioned in the meeting packet?
  - **Metro response:** Metro cannot share details about the case, but Metro is withholding this amount from July revenue in case Metro loses the appeal.

Josh offered to schedule time with a sub-group of interested members of the Committee to discuss tax collections and disbursements in more detail. Felicita Monteblanco expressed interest in participating.

Rachael Lembo, Metro, noted that Metro is hiring a new housing tax manager who will be present at future Committee meetings, meaning she will not participate as regularly. She thanked the members of the Committee.

Co-chair Susan Emmons thanked Rachael for her support over the years.

### Presentation: Tri-county planning body (TCPB) coordinated entry progress report

Yessenia Delgado, Metro, shared an overview of the TCPB's leadership on and involvement with the six stated regional goals, including coordinated entry. She shared that the presentation is intended to share information on the progress of coordinated entry efforts with the Committee.

Abby Ahern, Metro, presented the background, goals, and updates on the work to streamline the three counties' coordinated entry systems. After sharing a brief history of coordinated entry and an overview of the process, she discussed the findings of a national scan of regional alignment efforts for continuums of care, which found several instances of alignment but no other regions attempting the same level of integration. Abby shared an update on current work related to coordinated entry, including a regional alignment workgroup; interviews with other communities, providers, and systems leaders in all three counties; and recruitment for lived experience cofacilitators to lead listening sessions (complete). She then presented emerging coordinated entry system alignment opportunities, including advancing equity via prioritization, aligning assessment questions, standardizing case conferencing, and sharing data. Next steps include continuing workgroup meetings and developing an implementation plan for TCPB review.

The Committee had the following questions and comments:

- **Question:** What metrics are being used to assess the efficiency of the streamlined coordinated entry system? What infrastructure is in place or could be in place for reporting issues, problems, etc.?
  - **Metro response:** There will be metrics to demonstrate the effectiveness of each of these plans, mostly to evaluate the time from an individual's assessment to moving into housing, e.g. There will be equity-related measures too.
- **Question:** Why are Metro and the counties continuing to use the less flexible Department of Housing and Urban Development (HUD) coordinated entry system when we could create our own, more flexible system?
  - **Metro response:** The HUD system speaks to the systems in each county, even if they are different from each other. Also, Metro and the counties do not want to fully give up the HUD framework for coordinated entry because they want to remain eligible for HUD funding. Metro thinks that using the relatively loose

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HUD system as a framework and designing a more streamlined system within that framework gives us the best of both worlds.

- **Question:** Can you give an example of how prioritization works? Who makes prioritization decisions?
  - **Metro response:** Currently, prioritization uses length of time homeless and a vulnerability score (determined by counties). The goal is to assess a community and understand what makes it more likely to experience homelessness than other communities. In other words, it is determining the societal factors that impact communities' likelihood of becoming homeless, and then prioritizing those communities with housing access and support.
- **Comment:** In Clackamas County, there has been discussion about the unintended consequences of prioritization. For example, providers have had empty shelter spots because they are directed to serve the most vulnerable populations, but these populations can sometimes be difficult to connect with and move into shelters, resulting in unused shelter slots. This interpretation of prioritization has created a tension, because I do not think anyone intends for there to be unfilled shelter slots.
  - **Metro response:** This can be a real tension, but SHS' goal of ending chronic homelessness will require serving people that are the most vulnerable. This goal could change prioritization and programming at the county level, which could be a challenge.

### Presentation and Discussion: County Fiscal Year 2023-24 Q4 Reports

Yesenia shared an overview of the fiscal year reports for each county and the plan to share an annual report for the counties, due at the end of October.

Each county presented on successes and opportunities for further improvement over the fiscal year. Lauren Decker, Clackamas County, shared county-level progress for the past fiscal year, including that the county exceeded its quantitative housing goals in its annual work plan. Lauren also provided updates on the county's Coordinated Housing Access (CHA) Hotline and other highlights.

Breanna Flores and Cristal Otero, Multnomah County, presented county-level progress for the past fiscal year and highlighted work still to be done. SHS housing outcomes placed 76% more people in Multnomah County into housing compared to the year prior.

Nicole Singh, Washington County, shared updates on Washington County's progress on SHS Year 3 goals, including launching its rental assistance only program and challenges with housing placement goals.

The Committee had the following questions and comments:

- **Comment:** In the past year, more housing resources to the counties have come from the State, so the counties have had to balance the spending and associated goals and metrics of SHS funding with the ambitious goals of the State.
- **Question:** What does it mean that Washington County has reduced invoice time to 18 days?
  - **County response:** Once all invoicing documents and forms are complete, then an invoice is processed and paid to a vendor within 18 days.
- **Comment:** The counties and this Committee should lean into talking more about the challenges ahead so we can dive directly into how we can assist with mitigating those challenges.

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- **Comment:** This Committee should also keep a long-term view of the challenges ahead and not think only about the quarter or year ahead.
- **Comment:** If coordinated entry could help with forecasting the types of people coming into the system, then it could help with addressing challenges ahead. It would give us a better understanding of how SHS funding should be spent in the future.

### Next Steps

Co-chair Susan Emmons thanked Ben Duncan for his work facilitating the Committee and the TCPB.

Yesenia announced that the annual report process will occur at meetings in the fall, which will provide another opportunity for members to engage with this work.

### Adjourn

The meeting adjourned at 11:58 am.