



Supportive Housing Services Oversight Committee Meeting Summary

Meeting: Supportive Housing Services (SHS) Oversight Committee Meeting
Date: May 20, 2024
Time: 9:30 a.m. to 12:00 p.m.
Place: Virtual meeting (Zoom)
Purpose: Metro tax collection and disbursement and FY25 budget update; discussion on 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), Cara Hash (she/her), Felicita Montebalanco (she/her), Peter Rosenblatt (he/him), Mike Savara (he/him), Co-Chair Dr. Mandrill Taylor (he/him), Dan Fowler (he/him), Jenny Lee (she/her), Jeremiah Rigsby (he/him)

Absent members

Margarita Solis Ruiz (she/her), Becky Wilkinson (she/her), Carter MacNichol (he/him)

Elected delegates

Multnomah County Chair Jessica Vega Pederson (she/her), Washington County Chair Kathryn Harrington (she/her)

Absent elected delegates

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

Metro

Yesenia Delgado (she/her), Breanna Hudson (she/her), Patricia Rojas (she/her), Yvette Perez-Chavez (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.

Yesenia Delgado, Metro, introduced herself and shared that Becky Wilkinson and Eugene Lewis will no longer be serving on the SHS Oversight Committee and that Metro is recruiting for the two seats.

Patricia Rojas, Metro, informed the group that the Metro housing department has added three new positions that will be supporting the SHS work.

The SHS Oversight Committee unanimously approved the February 12, February 25, March 25, and April 22 SHS Oversight Committee meeting minutes.



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Peter Rosenblatt asked the project team to include a call out for decisions in future meeting minutes.

Conflict of Interest Declaration

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

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

Jenny Lee declared that she works at Coalition of Communities of Color which has a contract with Metro.

Mike Savara shared that he is on the Board of Directors for the Washington Housing Authority.

Public Comment

Savana J. shared that they represent Portland State University students and summarized their experience working with the houseless community. They acknowledged the high rates of staff burnout in housing assistance programs. They shared that housing assistance facilitators have indicated a lack support to do their jobs and asked that the committee involve their perspectives in decision making.

Shaun Ireland shared that his organization provides service support and that they are commenting on noise abatement. They informed the group that eviction prevention and litigation fall on the shoulders of case managers and that multi-unit properties are experiencing noise abatement issues. They asked the group to consider the noise abatement issue during discussions.

Update: Metro tax collection and disbursement and FY25 budget

Rachel Lembo, Metro, shared that she will provide an overview of the monthly tax collection and disbursement update and shared that Metro is still collecting taxes for FY 2024 and that Metro is on track to collect the expected returns.

She shared an update on the FY 2025 budget and that an updated budget report is included in the meeting packet which includes actuals for FY 2024, forecasts for FY 2025 and the budget for FY 2025. She shared questions and answers that Carter MacNichol asked her to share with the Committee.

Peter Rosenblatt asked for clarification on the tax collection report charts.

Rachel Lembo, Metro, clarified the connections between the charts and shared that the colors do not have significance.

Peter Rosenblatt suggested that the charts include the full dollar amount on the charts moving forward.

Presentation and Discussion: FY 2025 Draft County Work Plans

Yesenia Delgado, Metro, introduced the topic and shared that the county work plans are an annual SHS requirement due by April 1. She shared that Metro distributed the updated work plan template to the counties for their reports.

Breanna Flores, Multnomah County, shared that the work plans are drafts and pending the budget being finalized. She shared an updated timeline and noted that the program is entering FY 2025 and that the focus will be on evaluating and refining the program. She shared an update on the FY 2025

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program goals and noted that an additional update will be included in Multnomah County's annual report.

Peter Rosenblatt requested that Metro send slides in advance when possible.

Adam Brown, Clackamas County, shared the SHS expenditure forecast graph and detailed the path toward reaching 100% funding commitment.

Peter Rosenblatt asked for clarification on the SHS expenditure forecast chart.

Adam Brown, Clackamas County, clarified that the program will be fully built when the red and purple lines meet in FY 25-26. He added that the anticipated timeline will be earlier.

Peter Rosenblatt asked how shifting SHS money to affordable housing development could affect the timeline.

Adam Brown, Clackamas County, shared that policy changes would impact the counties current investments.

Adam Brown, Clackamas County, shared an update on investments funded with carryover funds and included examples.

Nicole Stingh, Washington County, shared an update on regional themes, system improvements for the Washington County draft work plan, and strategies for advancing the counties equity goals. She provided an overview of strategies Washington County will be implementing to meet metric targets for capacity and people.

Cristal Otero, Multnomah County, shared an update on the county's draft work plan and shared that the county is scaling up and maintaining programming with SHS funds. She shared an overview of emerging themes and the total number of housing placements, emergency shelter beds, outreach, and other services.

Adam Brown, Clackamas County, shared an update of goals identified for FY 24-25. He noted that the next steps for Clackamas County include a focus on system improvement.

Dominique Donaho, Clackamas County, shared an update on the FY 24-25 racial equity and system capacity building strategies included in the Clackamas County draft work plan.

Adam Brown, Clackamas County, provided an overview of upcoming Clackamas County projects and shared that the County is collecting feedback on their draft plan, making changes, and submitting the final work plan to Metro following budget approvals.

Co-chair Dr. Mandrill Taylor shared his appreciation for the focus on wage equity and asked whether there is a plan to focus on additional training or technical assistant support.

Dominique Donaho, Clackamas County, shared that the pay equity analysis looks at culturally specific service providers vs non culturally specific service providers, and position. She shared that the county understands that different positions require different trainings, and that part of their analysis includes asking what providers need to serve their populations. She shared that as a next step they will be looking into specific trainings.

Adam Brown, Clackamas County, shared that there are contracts with six technical assistant organizations to provide support as needed and that the county is encouraging coordination.

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Felicita Monteblanco shared her appreciation for the work and asked what Clackamas County will do when they see a difference in pay between culturally specific providers and other groups.

Adam Brown, Clackamas County, gave an example of a culturally specific organization's contract and shared that the County found that the proposed wages were too low and worked with the organization to make adjustments at the outset.

Co-chair Susan Emmons asked Multnomah County to provide clarity on the low number of RLRA vouchers.

Breanna Flores, Multnomah County, shared that the team is working to balance other funds including RLRA and SHS affordable housing units.

Cristal Otero, Multnomah County, shared that in the Q2 report Multnomah County shared the number of RLRA vouchers which included 75% for Population A and 25% for Population B. She shared that both will be increased and that the report will clarify those details. She shared that the permanent supportive housing (PSH) goal for the year will include an additional 135 vouchers.

Co-chair Susan Emmons shared that she will follow-up with comments.

Peter Rosenblatt noted that Clackamas County doesn't share a funding rationale and suggested the formation of a system wide approach to improve clarity. Peter requested that the counties present numbers in context. He shared that the Clackamas County Local Implementation Plan (LIP) was developed as a one-year plan and is still referenced today. He requested more information about how the LIPs get created and any corresponding community engagement. He noted that SHS is not the only funding and requested that other funding sources be included at some point.

Co-chair Dr. Mandrill Taylor shared that there is \$9.5 million for shelter expansion and asked whether the JOHS has done a financial feasibility analysis to see if the long-term LIP PSH goals are met and requested that any data be shared with the committee.

Breanna Flores, Multnomah County, shared that she will check with the financial team. She shared that Multnomah County is on track to be able to support the units committed to in the LIP.

Cristal Otero, Multnomah County, added that next steps depend on policy discussions and noted that increased shelter capacity is a community need. She shared that there may be other funding sources that can be leveraged.

Yesenia Delgado, Metro, shared that next steps are contingent on the approval of the FY 25 budgets and that the committee's feedback will be included as the counties continue refinements on their work plans.

Discussion: Regional Housing Process Funding Update

Co-Chair Dr. Mandrill Taylor introduced Marissa Madrigal, Metro's Chief Operating Officer.

Marissa Madrigal, Metro, shared that Metro Council directed staff to explore the concept of using unanticipated revenue from the SHS program to fund affordable housing creation. She noted that the Stakeholder Advisory Table (SAT) is one of several channels of input and summarized the feedback shared by the group, noting that the SAT was not tasked with reaching consensus. She shared that the group expressed consistent alignment regarding the following:

- Core population focus

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- Supporting flexibility, maintaining commitments
- Cautious approach to tax changes
- Hunger for collaboration, and accountability

Marissa shared an overview of community and partner engagement opportunities and noted that community members shared increased support for serving those with the greatest need. She noted the community engagement that was incorporated into the bond funded projects and shared that Metro partnered with the Coalition of Communities of Color to hold listening sessions with community members. She shared an update on early findings from the Coalition's engagement including the following:

- Recognizing the services housing link
- Focus on populations with greatest need
- A spectrum of housing investments
- Welcoming culturally responsive stable communities
- Eagerness to engage directly

Marissa shared an update on regional committee input and noted that Metro will continue to engage closely with committee members to collect feedback and perspectives. She shared an update on public partner engagement and noted that she presented to city managers around the region in April and has met with program staff and county partners.

She shared an update on Metro's investment and revenue analysis and noted that Metro has sought to prioritize investment types identified by stakeholders and to elevate the voices of practitioners working directly with the community experiencing homelessness or housing instability. She shared that Metro reported that affordable housing developers need flexibility in spending, improved coordination with agencies that provide funding, and the need for financing in the predevelopment phase.

She shared that she would issue a recommendation to Metro Council during the summer of 2024 and offered to attend the June SHS Oversight Committee meeting to discuss updates to the recommendation.

Marissa highlighted the following areas of alignment from all the input received:

- Centering deepest housing needs and impacts
- Flexibility to create affordable housing along with maintaining commitments to services
- Addressing the funding sunset - long term certainty for providers and community

She shared the following next steps for finalizing details of a recommendation to Metro Council:

- Revenue allocation for housing and services
 - Ensuring stability, addressing urgency
- Future housing investments
 - Prioritizing need and deliverable results
- Oversight and implementation structure
 - Clarity, flexibility, accountability

She shared the following discussion questions for Committee consideration:

- What is important to consider as Metro, counties and other partners continue conversations to inform a recommendation?
- What questions do you have about the process or preliminary findings?

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Discussion

Felicita Monteblanco shared that she struggles with the idea of diverting funds and that as an overarching theme the Committee has heard that the counties know how to spend their money and that there are no excess funds. She asked for clarification around the lack of viable funding paths.

Marissa Madrigal, Metro, shared that there is a lack of trust in government and that polling has indicated that reupping the bond funding is not a viable option. She shared that polling for using existing resources to fund affordable housing is a popular concept. She shared that extending the sunset has been met with limited support and added that if you expand the uses to include affordable housing the support for extending the sunset goes up. She shared that there is not enough money in the program to build mass housing, but that this approach would extend the SHS program and include funding for affordable housing production.

Felicita Monteblanco shared that community groups would be interested in doing polling and that a comms plan has been suggested several times over the last two years.

Peter Rosenblatt shared that providers are negotiating the full second year contract for SHS and that not enough progress has been made to discuss diverting funding. He asked for details on how much funding will be diverted and how diversion would impact SHS and new build construction. He shared that funds should not be diverted and noted that if they are they should be diverted from new projects and not existing projects.

Marissa Madrigal, Metro, shared that details are being discussed with the county partners and that expanded flexibility is still being defined. She noted the need for the SHS program, and that funding is limited, and is needed for affordable units as well as deeply affordable units. She shared that Metro needs to be creative in using its resources.

Mitch Chilcott shared that he will follow-up with Marissa Madrigal on polling to the community.

Mike Savara shared that SHS focuses on people experiencing chronic homelessness and his interest in maintaining that focus. He shared that the goals for the measure are different than the Metro affordable housing bond and that the original intent of the voters should be maintained. He shared that the counties are not building towards the funding projections, but rather the real reported numbers. He shared that if this decision were to move forward, planned housing may change. He shared that the conversation should be focused on excess funds and that cuts to services should be avoided.

Marissa Madrigal, Metro, shared that one of the process values is stability and that Metro will prioritize stability for providers. She added that the focus will be on Population A and Population B. She shared that she will likely not go outside those bounds with her recommendation and that the priority will be to work with the counties to understand what will work with them.

Peter Rosenblatt shared that without understanding the details of the proposal there is concern on behalf of the audience.

Marissa reiterated that the details are under development with the counties.

Co-chair Susan Emmons asked whether the situation for management companies and the effects of any changes are being discussed. She shared that management companies are declining applications and asked whether that issue is being discussed.

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Marissa Madrigal, Metro, shared that she has heard similar comments.

Patricia Rojas, Metro, shared that there are different systems and that PSH has been attempting to connect the resources. She shared that Metro is working to be intentional about connecting the resources proactively.

Jim Bane shared his appreciation for the work. He shared that there is an assumption that expenditures will stay the same but noted that adding housing may reduce the trajectory of expenses overtime.

Jenny Lee acknowledged the difficulty of not understanding the details.

Co-chair Dr. Mandrill Taylor shared that a lot of the Committee's comments came up at the SAT. He shared that there is ambiguity, but that this direct engagement is helpful to begin that process.

Mike Savara asked for details on oversight and accountability.

Marissa Madrigal, Metro, shared interest in a future conversation on oversight and accountability. She noted that there is some ambiguity in the current system that needs to be addressed regardless of the future approach.

Marissa Madrigal, Metro, thanked the group for their time and questions. She shared that she looks forward to continuing the conversation.

Next Steps

Yesenia Delgado, Metro, shared that the tri-county planning body team came last meeting to provide the landlord recruitment and retention update and that the Metro team will follow-up on the topic at a future meeting.

Next steps include:

- Metro to consider restructuring meeting minutes to include decision callouts.
- Metro to consider including full dollar amounts on the tax collection report charts.
- Metro to send slides as early as possible.
- Counties to consider presenting outcome numbers in context of their LIPs.
- Counties and Metro to share any data related to long-term LIP PSH goals.
- Marissa Madrigal, Metro, to attend the June Committee meeting to discuss updates to her recommendation to Metro Council.
- Co-chair Susan Emmons and Mitch Chilcott to follow-up with staff to share additional comments.
- Next meeting: Monday, June 24th 9:30am-12:00pm

Adjourn

Adjourned at 12:00 pm.