



## Supportive Housing Services Oversight Committee Meeting Summary

Meeting: Supportive Housing Services (SHS) Oversight Committee Meeting  
Date: September 23, 2024  
Time: 9:30 a.m. to 12:00 p.m.  
Place: Virtual meeting (Zoom)  
Purpose: Metro tax collection and disbursement update; Multnomah County Corrective Action Plan (CAP) update, Tri-County Planning Body (TCPB) update; FY24 Q4 financials presentation and discussion, County FY25 final work plans and budgets presentation and discussion

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### Member attendees

Co-Chair Dr. Mandrill Taylor (he/him), Co-chair Mike Savara (he/him), Jim Bane (he/him), Mitch Chilcott (he/him), Carter MacNichol (he/him), Jeremiah Rigsby (he/him), Peter Rosenblatt (he/him), Kai Laing (he/him)

### Absent members

Dan Fowler (he/him), Cara Hash (she/her), Margarita Solis Ruiz (she/her), Felicita Monteblanco (she/her), Jenny Lee (she/her)

### Elected delegates

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), Washington County Chair Kathryn Harrington (she/her),

### Metro

Yesenia Delgado (she/her), Breanna Hudson (she/her), Yvette Perez-Chavez (she/her), Liam Frost (he/him), Abby Ahern (she/her)

### Kearns & West Facilitator

Ben Duncan (he/him)

## Welcome and Introductions

Co-chairs Dr. Mandrill Taylor and Mike Savara provided opening remarks and reflected on the importance of appreciating progress and storytelling.

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

Yesenia Delgado, Metro, introduced Kai Liang, the Committee's newest member.

Kai Liang introduced himself as the Director of Housing Development at Self Enhancement, Inc. (SEI) and shared an overview of his background and experience.

Abby Ahern, Metro, shared a quarterly update from the Tri-County Planning Body (TCPB). She highlighted that the Committee would receive the Coordination Entry Regional Implementation Plan for approval next quarter and an update on the Employee Recruitment and Retention Goal in December.



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Committee members had the following questions and comments:

- **Question:** Who gives updates to the TCPB from the Committee?
  - **Metro response:** Yesenia Delgado.

The Committee had a quorum and approved the August Meeting Summary.

### Conflict of Interest Declaration

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

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

### Public Comment

Tiffany Graven provided public comment. She asked if there was capacity to add a position on the Committee for someone with lived experience and how the public could get more involved outside of giving public comment.

Metro staff linked [the application](#) to be a Committee member in the chat, encouraged those with lived experience to apply, and asked those with questions or access needs to email [housingservices@oregonmetro.gov](mailto:housingservices@oregonmetro.gov).

### Update: Metro Tax Collection and Disbursement

Josh Harwood, Metro, shared that the tax collection is about \$11 million as of August. He stated that Metro will complete a forecast in November and can share more information then.

Committee members had the following questions and comments:

- **Question:** Are economic assumptions being factored into the forecast?
  - **Metro response:** Yes, the forecast includes economic thinking, and Metro will run the model next month.

### Discussion: Multnomah County Corrective Action Plan

Yessenia Delgado, Metro, shared that Multnomah County was previously placed on a Corrective Action Plan (CAP) and has now met all spending requirements and programmatic outcomes. She noted that most goals were met.

Dan Field, Multnomah County, reflected on the success of the County and appreciated the time in the Committee's meetings to talk through strategic items.

Committee members had the following questions and comments:

- **Question:** I appreciate the work between Metro and Multnomah County on this. Can you share any reflections and learnings on the goals that were not met and any reflections as you look forward to the future?
  - **Multnomah County response:** That speaks to the intensity of the timing, not the quality of our programs and partners. There was a ramp-up period in a short amount of time, and some providers were not able to do that. However, we were

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able to shift and deliver funding to other providers that were able to ramp up quickly.

- **Question:** Do you feel that you have achieved financial stabilization and understanding of cash flow?
  - **Multnomah County response:** Predictability from Metro is critical, extra funds are disruptive with providers. It would be great to move to a two-year funding cycle, but we are now on a steady funding track.
- **Question:** Can you comment on the movement of some money to day centers?
  - **Multnomah County response:** The City of Portland revised its time, place, manner ordinance, the County took a look at where impacts could be felt, such as libraries seeing a different amount of visitors. The County analyzed these potential impacts and responded by increasing day center funding to build a safety net for those that would be impacted.

Yesenia closed this agenda item by sharing there is no guidance in the CAP on how to document completion of the CAP, so Metro will be completing a memo that documents progress and learnings.

### Discussion: FY Q4 Financials

Rachael Lembo, Metro, shared that program spending has grown significantly over the past three years and spending is just below \$300 million. She reviewed Clackamas County, Multnomah County, and Washington County's spend-down plans versus actuals, their growth, and expenditure to tax revenue comparisons.

Committee members had the following questions and comments:

- **Question:** For the graph that showed the financial spending budget by county, were there any program areas where spending exceeded or was short of expectations? If so, why?
  - **Metro response:** There were areas that were short of expectations, but nothing alarming as the counties communicated that they were ramping things up. For the items that were exceeded, Metro expects a response from the counties soon.
- **Question:** Will Population A and B breakdowns be in the Annual Reports?
  - **Metro response:** Yes.

### Presentation: FY25 Final Work Plans and Budgets

Breanna Flores, Kanoe Egleston, and Antoinette Payne, Multnomah County, introduced themselves and presented an overview of the County's FY 2024-2025 Budget and Work Plan. They noted there was \$275.1 million in the budget, with an additional \$33.3 million in reserves. They detailed the amounts allocated to specific programs including Permanent Supportive Housing (PSH), Rapid Re-housing (RRH), and eviction prevention. They then reviewed the budget versus actual carryover, noting that there are \$35 million less carryover funds available in FY2025. They shared that work plan highlights include investments in culturally specific and responsive services and new and expanded programming.

Committee members had the following questions and comments:

- **Question:** How is the \$35 million gap being addressed?
  - **Multnomah County response:** We are working with our Board and can report back out in the coming weeks. This is a timing issue as the County adopts the budget in May but does not know year-end spending until August.

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- **Question:** The County fell short of its eviction prevention target while the budget allocation is 25%, what are the barriers and why was the allocation 25%?
  - **Multnomah County response:** This relates to different funding streams used in the County, there is a significant amount of work that is occurring, but it is not SHS funded, our Q4 report showed the American Rescue Plan Act (ARPA) funds. SHS funds for eviction prevention were to support full-time employees within culturally specific organizations, and most of the rent assistance was ARPA funds. We can work with Metro on how to better show the multiple funding streams story in reports.
- **Question:** The Regional Long-term Rent Assistance (RLRA) seems low compared to Washington County. RLRA is one of the most powerful tools, what is the constraint in holding back RLRA?
  - **Multnomah County response:** RLRA is one tool in the toolbox, and the County was leveraging existing resources and vouchers while ramping up RLRA to support the most vulnerable.
- **Comment:** It would be helpful to have a graphic of the dashboard or narrative. Switching funding streams is important and it would be helpful for all the jurisdictions to be able to speak to what pieces of the work SHS is filling.
- **Question:** Can you speak more about the different parts of the system such as RLRA interventions compared to shelters and how decisions are made at a high level between investing in a new shelter versus a new voucher? I am seeing a trend of sheltering as a solution for managing encampments following the Supreme Court Decision which is concerning.
  - **Multnomah County response:** Metro and the Committee are in a unique regional position that can drive the strategy and balance between expenditures and regional long-term planning. Currently, these decisions are made by the County Commission and Chair to meet the needs of constituents and balance long-term planning.

Lauren Decker and Cody Thompson, Clackamas County, introduced themselves and presented an overview of Clackamas County's FY2024-2025 Budget and Work Plan. They shared there was a \$172.37 million budget and detailed the allocations towards programs including PSH, RRH, and eviction prevention. They shared that the anticipated rollover from FY2024-2025 is slightly over \$50 million and shared the allocations of the carry-over towards programs. They highlighted that the budget is 100% committed. They shared work plan highlights including Native American family programming, new infrastructure, and a resource navigation program.

Committee members had the following questions and comments:

- **Question:** Have there been any challenges in reaching at-risk populations and what are strategies for reaching them?
  - **Clackamas County response:** Our infrastructure projects are recovery-oriented and have dedicated staff trained for higher-need populations. In our new resource navigation program, we are seeing folks take time to sit down and connect to resources.
- **Question:** Can you explain the 23% discrepancy between the spend down and committed budgets?
  - **Clackamas County response:** The 77% is our minimum spending target, our budget sets aside carry-over funds for future years to sustain programs for multiple fiscal years.

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Jes Larson, Washington County, introduced herself and presented an overview of Washington County's FY2024-2025 Budget and Work Plan. She presented an overview of the County's FY2024-2025 Work Plan goals including an 85% housing retention rate for PSH and RRH participants, 400 shelter units, and 20 outreach workers. She shared that the County's budget is \$115 million and shared the percentage allocations for programs including PSH and RRH. She noted that the spend-down plan is 95% and that the carryover balance of \$7 million is overcommitted due to lower than forecasted revenue.

Committee members had the following questions and comments:

- **Question:** Congratulations on exceeding your eviction prevention goals. Can you share key successes and challenges from the RLRA program?
  - **Washington County response:** The County had been building up capacity in the past and now we are maximizing resources. The idea is to move people through different levels of services as RLRA is a rent assistance tool.
- **Question:** Why is eviction prevention a one-year project?
  - **Clackamas County response:** It's not a priority tool for Populations A and B, where other tactics like RRH are more valuable. Eviction prevention is critical but not the primary priority for SHS populations.
- **Comment:** The RLRA-only model worked well in my experience. A few folks were able to only need rent assistance, but it is critical to stay flexible if that changes and provide wrap-around services quickly.

Ben reflected that SHS funds not being able to meet all the housing needs in the region has been a recurring challenge for the Committee.

### Next Steps

The Co-chairs asked for further Committee conversation and strategy for ensuring that the Committee has oversight and can ensure the counties are working towards the goals in the local implementation plans (LIP) and for a data-driven system.

Yesenia thanked the counties for presenting and reflected that template improvements would help inform how investments are being tracked. She shared that Metro would work with the co-chairs to plan out the requested conversation.

The Co-chairs provided closing remarks and thanked everyone for their participation.

Carter asked for an update on the Metro Council SHS Regional Oversight process and decision, and how that would impact this Committee.

Yesenia replied that there are no final decisions and can send some additional information over email.

Jeremiah asked for a public opinion and comms update and how messages are currently resonating with the public.

Ben replied that Israel could attend the next meeting.

Next steps include:

- The Committee to discuss oversight of LIP progress.
- The Committee to receive updates on the Metro Council Regional Oversight process.
- The Committee to receive updates on public opinion and communications.



## **Supportive Housing Services Oversight Committee Meeting Summary**

- The Committee to meet on October 28, 9:30am-12:00pm.

### **Adjourn**

The meeting adjourned at 12:00 pm.