



Supportive Housing Services Oversight Committee Meeting Summary

Meeting: Supportive Housing Services (SHS) Oversight Committee Meeting
Date: March 24, 2025
Time: 9:00 a.m. to 12:00 p.m.
Place: Virtual meeting (Zoom)
Purpose: Receive Metro tax collection and disbursement updates and discuss FY26 budget development, admin rates, and Q2 Q&A with counties.

Member attendees

Co-Chair Dr. Mandrill Taylor (he/him), Dr. James (Jim) Bane (he/him), Peter Rosenblatt (he/him), Kai Laing (he/him), Dan Fowler (he/him), Jeremiah Rigsby (he/him), Jenny Lee (she/her), Cara Hash (she/her)

Absent members

Co-chair Mike Savara (he/him), Felicita Monteblanco (she/her)

Elected delegates

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

Absent elected delegates

Clackamas County Chair Tootie Smith (she/her), Multnomah County Chair Jessica Vega Pederson (she/her)

Metro staff

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

Kearns & West facilitator

Josh Mahar (he/him)

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.

Summary of Meeting Decisions

- The Committee approved the February 10 meeting summary.

Welcome and Introductions

Josh Mahar, Kearns & West, facilitated introductions between attendees.

Yesenia Delgado, Metro, shared that the four jurisdictions have reached alignment on a data-sharing agreement, with one agreement executed and two in route for signature. She shared that the four jurisdictions and the Committee Co-chairs met to discuss Population A and B reporting and

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have reached an agreement for the next regional report. She shared that the jurisdictions are aligning data methodologies and will keep the Committee updated.

Yesenia stated that Carter MacNichol has stepped down from the Committee. She thanked him for his contributions. She noted that Metro staff are speaking to Metro Council President regarding whether or not to reopen Committee recruitment and will provide an update at the next meeting.

- **Question, Peter Rosenblatt:** Will we be going into another reporting cycle where we will not have regional data?
 - **Metro response, Yesenia:** We will have a regional template for jurisdictions to use and submit.

Craig Beebe, Metro, shared updates on the Metro Council President's workgroup regarding reforms and the future of the SHS program. The workgroup is comprised of elected officials, coalition leaders, and business leaders and has the charge to develop a North Star collective vision that has actionable and measurable key performance indicators. He shared that President Lynn Peterson is co-chairing the group with Clackamas County Commissioner Ben West.

Craig stated that the group has met twice. The first meeting focused on the Multnomah County Budget gap, transparency needs, data landscapes, and allocation structures for a volatile tax. The second meeting focused on case studies of North Star visions across the United States and Canada. He noted that the next meeting will be on April 7 and meeting materials are available on Metro's [meeting calendar](#).

Committee members had the following questions:

- **Question, Peter:** I thought March 31 was the next meeting; it is listed on the meeting calendar. I have been watching the meetings, and an idea that was mentioned was to merge each county's Continuum of Cares (CoC) into one regional CoC. I want to state that it is hard to merge CoCs, and it usually results in a decrease in funding. The CoCs also extend beyond Metro's boundaries. I would highly encourage coordinating CoCs and not spending any time or research on the idea of merging CoCs.
 - **Metro response, Liam Frost:** The March 31 meeting is a webinar sponsored by Homeless Solutions Initiative, which recently released a report on stabilization services that is of interest to the workgroup.
 - **Response, Washington County Chair Kathryn Harrington:** To clarify, the CoC merger idea was posed, but no discussion occurred.
 - **Metro response, Patricia Rojas:** I want to underscore that ideas are coming forward, and no technical work or research has begun.

Josh reviewed the meeting logistics and agenda.

Co-chair Dr. Mandrill Taylor shared that the Metro Council and the county commission presentations are underway and have been received thoughtfully. He emphasized that the councilors and commissioners are aware of the work the Committee is doing to address the root causes of homelessness and seems to reflect a shift from reactive management to proactive systems-level thinking.

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Decision: Co-Chair Dr. Taylor, Dr. James (Jim) Bane, Peter, Kai Laing, Dan Fowler, Jeremiah Rigsby, Jenny Lee, and Cara Hash approved the meeting summary.

Conflict of Interest Declaration

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

Jenny declared that she works at the Coalition of Communities of Color, and some member organizations receive SHS funding.

Kai declared that he works at Self Enhancement Inc., which receives SHS funding.

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

Public Comment

No public comment was received.

Metro Tax Collection and Disbursement Updates

RJ Stangland, Metro, provided an overview of tax forecasting. He noted Metro is seeing a 14% reduction in what was originally budgeted and hopes that by the end of the May tax season there will be more data for forecasting. He highlighted that the meeting packets now include [interactive FY25 tax revenue and disbursement charts](#).

Committee members had the following questions:

- **Comment, Peter:** I appreciated the hyperlink to the charts.
- **Question, Washington County Chair Harrington:** It seems like the charts appear differently on the two memos provided. Would the Committee be interested in discussing the changes more?
 - **Response, Peter:** It is important to announce changes to graphs for transparency. I do like the new graphs better.
 - **Response, Dr. Bane:** I appreciate the new graphs and feel they are more comprehensible.
 - **Response, Dan Fowler:** For public transparency, it would be helpful to share screen when discussing graphs.
 - **Metro response, Yesenia:** Thank you for the feedback. Staff will share graphs for members of the public.
- **Question, Dr. Bane:** I do not understand the bar graph on [page 16 of the meeting packet](#).
 - **Metro Response, Jane Marie Ford:** The bar graph shows collections by tax year. For example, from August 24 to February 25, 2.3 million were brought in for 2021. 2024 has the most quarterly estimated payments coming in. Negatives can occur when folks make estimated payments and then true up the numbers.
- **Multnomah County Comment, Dan Field:** The forecasting is creating friction in the administration of the program. There is inconsistency, and I would propose that Metro brings together all three counties' forecasting expertise to develop a forecast and policy

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recommendations. The four jurisdictions have not agreed to an approach to be able to publicly communicate the volatility of the tax.

- **Metro response, Jane Marie:** We do have a financial review team that meets the purpose of your suggestion.
- **Metro response, Josh Harwood:** Only Multnomah County has an economist, and we meet regularly. We are planning on developing a roundtable like the one you described, but it is the nature of the forecast to experience fluctuations.

FY26 Budget Development

Yesenia reviewed the FY26 work plan and budget timeline, noting that draft FY26 work plans are due in April and that counties approve final budgets in June. She said that counties have stabilization and contingency funds to use. She noted that the Tri County Planning Body received a proposal from the counties to use the Regional Investment Fund (RIF) reserves to support budget gaps, which the TCPB agreed to move forward.

Committee members had the following questions:

- **Question, Peter:** Yesenia used “may” and “are allowed” when referring to stabilization and contingency funds. Can counties choose not to allocate funds to these purposes? Does Metro set aside stabilization and contingency funds?
 - **Metro response, Yesenia:** Counties must set aside 10% of funds for stabilization, and recently, Metro recommended increasing that set aside to 15%. A contingency fund is optional, but all counties utilize it. Metro does not have stabilization funds in the same way.
 - **Response, Washington County Chair Harrington:** Our county fiscal financial policies compel us to have contingencies and reserves.

Jes Larson, Washinton County, shared that their draft work plan is being developed and is focused on scaling back some components and building goals based on the amended forecasted revenue. She noted that they saw signs of funding softening and anticipated scaling back items, so the county talked with their providers and looked at their system of care holistically. She noted that Washington County was successful in meeting the needs for chronic homelessness in families and youths.

Jes shared that Washington County needs transition housing for folks who need more programmatic support, but permanent supportive housing (PSH) is not the right fit. The work plan will focus on balancing the system with the addition of transition housing and a reduction in other programming. She stated the county will provide a contract plan for providers on how contracts will reflect the shift. She shared that there will be a reduction in provider capacity, and one-time funds will support caseload management and transitions from current programming. The one-time funds will be from uncommitted RIF carryover, as Washington County is holding stabilization reserves for economic downturns.

Vahid Brown, Clackamas County, shared that Clackamas County similarly reached out to providers once the updated forecast was received. He shared that the county’s guiding principles in managing the deficit are to preserve a balanced system, use one-time funds strategically, and maintain a stabilization fund to address potential needs that could arise from federal policies.

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Vahid noted that program cuts will not occur, but regional long-term rental assistance (RLRA) voucher issuance has been paused. He noted that Clackamas County has about 1,000 households in PSH supported by RLRA and is focused on stabilizing that program. He shared that the Move Forward Initiative is focused on RLRA recipients and will provide workforce, barrier removal, and benefit recovery programming. He noted they are working with providers to repurpose their workloads to match the shift in programming. He highlighted that Clackamas County placed 5% of its funds into contingency and 20% into stabilization.

Dan Field, Multnomah County, reflected that there are similar themes between the three counties and that Multnomah County is also trying to maintain a balanced system. He stated the county is focused on PSH to support the strategies in Multnomah County's Homeless Response Action Plan. He highlighted that a significant amount of funding has flowed through the City of Portland for shelter sites the City creates and operates. He reflected that the county has been funding services through county departments like the health and community services departments.

Dan Field highlighted their partnership with Multnomah County Library to have peer support workers available. He reflected the need for a sustainable workforce, but as funding decreases, there may be staff reductions. He noted that RIF reserves and contingency funds would be used to fund gaps.

Committee members had the following questions:

- **Question, Peter:** For the next meeting, I would like to see a table detailing how much money each county has in their stabilization, RIF, and contingency buckets.
 - **Response, Washington County Chair Harrington:** To be clear, all these funds are accounted for. I think you are asking for a high-level review of where to find that information.
 - **Metro response, Yesenia:** We can put together a table summarizing that information.
 - **Metro response, Patricia:** Stabilization reserves are set to 10% in the intergovernmental agreements and recently increased to 15%. The purpose of the reserves is to address the volatility of the tax.
- **Question, Dan Fowler:** Thank you, county staff, for thinking creatively. How does state funding impact the work we do?
 - **Clackamas County response, Vahid:** Governor Tina Kotek had great new initiatives, and state funds came at a good time. The state rent program is similar to RLRA and has been supporting our Native American culturally specific housing. Overall, state funding has helped us focus on rural programming.
 - **Multnomah County response, Dan Field:** It has been helpful to work with the state. The Oregon All In program allowed us to do direct rehousing of folks and fund existing shelters.
 - **Washington County response, Jes:** Governor Kotek's budget and state investment will be able to sustain the expansion of programs created under her executive order.
- **Comment, Co-chair Dr. Taylor:** We have financial realities that require innovative design, and we cannot afford service gridlock. As resources get stretched thin, we need to ensure folks move effectively through the CoC, and this is reflected in budget frameworks.
- **Question, Dr. Bane:** I appreciate that both Clackamas and Washington Counties are moving funds to ensure individuals still move from homelessness to housing. How will Multnomah County reappropriate funds to ensure that progression?

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- **Multnomah County response, Dan Field:** Those dollars will not include the City of Portland funds that Metro delegates through the county. We have underperformed in moving people from shelter into housing, and we need to sustain or increase rental assistance to move people into PSH. Multnomah County has a diverse ecosystem of shelters. Our challenge is how do we make those investments to move folks through shelter. Motel shelters are more expensive than congregate shelters. We are meeting internally to discuss matching resources with the right people and efficacy across shelter types.
- **Comment, Peter:** Today I heard good planning for the future. I do not hear this tone in other meetings I attend: Board of Commissioner meetings, Metro meetings, or Here Together meetings. If everyone could agree and use the same financial documents when discussing SHS, that would be great. I hear different numbers discussed in those other meetings. Thank you, county staff, for the thoughtful presentations.
- **Comment, Washington County Chair Harrington:** I appreciate Peter's comment, and I want to contextualize it. Different realities are discussed in different forums. Metro Council was considering significantly decreasing county funding. Counties communicated that it would be disruptive to the essential systems of care. We saw signs of softening tax collection in Q4 of 2024 and are digesting the transition plan. None of this is wrong or bad, we are all trying to do good work. There are various political pressures from county to federal levels.
- **Comment, Liam:** No decisions have been made regarding Metro applying admin carryover to address gaps.

Admin Rates Discussion

The Committee had no questions regarding admin rates.

Q2 County Q&A

Yesenia reviewed regional progress for FY21 -25 and regional progress to the FY25 workplan goals, detailing the tables on [pages 47-48 of the meeting packet](#).

Committee members had the following questions:

- **Question, Peter:** Congratulations on meeting these goals. There is a work group of family providers in Clackamas County looking at what the housing system needs to end homelessness for families in the county. The missing piece to this is the unmet need. The public can see what the unmet need is, and there is concern that SHS is not doing what it should.
 - **Metro response, Yesenia:** Our reporting system is built on outputs. The higher levels of outcomes can be difficult to do quarterly, but the annual report has information on what counties are seeing for specific populations. The Committee made this recommendation this year, and the question has been elevated about what the high-level goals and outcomes are that we are building towards.
 - **Response, Co-chair Dr. Taylor:** We presented this in our annual report on service utilization gap analysis for where demand exceeds capacity.
- **Comment, Dan Fowler:** Unmet needs need context. Sometimes, I worry that it seems to the public that we are not effective. If we did not do this work, it would be worse. Context needs to be created for visuals and reports so that the work is valued.

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- **Comment, Co-chair Dr. Taylor:** I agree, public health preventions continue to integrate preventive measures and are comprehensive of context.
- **Comment, Dr. Bane:** This is truly a public health problem, and communicating systemic problems can be difficult. We are providing the best care we can. I like the public health model for public communication.

Josh asked the counties to share any notable highlights from their Q2 reports.

Jes shared that Washington County compared messaging about an emergency response system to the housing crisis. She reflected that the goal is not to end homelessness in the county, but that they are on track for their housing placement goals. The county has spent 42% of its adjusted forecast expenditure, which is higher than they like to see as Q3 and Q4 traditionally has more spending. She highlighted that they broke ground for a future Hillsboro shelter, which is part of the stabilization plan.

Vahid shared that Clackamas County's rapid rehousing and eviction prevention programs are moving ahead of pace, and their Community Paramedic Division applauded the work completed. He noted the county is doing a lot of work to launch the Medicaid 11-15 waiver.

Breanna Flores, Multnomah County, shared that the county is ahead of its Q2 goals and met its shelter goal. She noted that SHS dollars filled gaps to have the beds needed for the community sheltering strategy. She noted that their adult system has been underfunded, and the Q2 report discusses that in detail. Breanna thanked providers for doing the work and noted some items have been pushed out to FY 2026 due to construction delays. She highlighted that they are expanding their PSH system and culturally specific programs.

Committee members had the following questions:

- **Comment, Jeremiah:** The rollout of the waiver in the housing sector has been overwhelming, as there is a lot of demand. I would like to talk about the impact of the waiver on SHS providers, it seems that there is limited capacity. I am curious to know if the waiver is taking work away from other housing services.
- **Comment, Peter:** It would be great if there was a flow chart for case managers on funding sources available for households. I think the waiver issues are being worked out, and then it will be a great part of the solution.

Next Steps

Yesenia thanked county staff for presenting.

Josh thanked everyone for their participation and noted that Committee members can email any remaining questions to Metro staff.

Next steps include:

- Metro staff to create a summary table detailing how much money each county has in their stabilization, RIF, and contingency funds.
- The Committee to consider discussing the 11-15 waiver impacts.
- Next meeting: April 28, 2025, 9:30 am – 12 pm.



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Adjourn

The meeting adjourned at 11:47 am.