

Agenda



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: Supportive Housing Services Oversight Committee Meeting
Date: July 25, 2022
Time: 9:30 a.m. to 12:00 p.m.
Place: Virtual meeting ([Zoom link](#))
Purpose: Presentation and group discussion of quarter 3 reports; Metro tax collection and disbursement update; report out from June workgroup meeting; and revisiting meeting frequency.

9:30 a.m. Welcome and introductions
9:45 a.m. Conflict of Interest declaration
9:50 a.m. Public comment
10:00 a.m. Presentation: Quarter 3 Reports
10:10 a.m. Quarter 3 reports focused discussion: Racial equity
11:00 a.m. Break
11:10 a.m. Metro tax collection financial update
11:20 a.m. Staff response to previously received public comment
11:30 a.m. Committee business: Meeting frequency
11:50 a.m. Next steps
12:00 a.m. Adjourn

Meeting minutes

Meeting: Supportive Housing Services Oversight Committee
Date/time: Monday, May 23, 9:30 AM – 12:00 PM
Place: [Zoom](#) (Virtual)
Purpose: Regular committee business; learn more about Washington County's budgeting processes and discuss with jurisdiction; provide update on tri-county advisory body.

Member attendees

Co-chair Susan Emmons, Dan Fowler, Armando Jimenez, Ellen Johnson, Jenny Lee, Seth Lyon, Carter MacNichol, Jeremiah Rigsby, Roserria Roberts, Jahed Sukhun, Dr. Mandrill Taylor, Co-chair Kathy Wai

Absent members

Gabby Bates, Heather Brown, Clackamas County Commissioner Sonya Fischer, Felicita Monteblanco, City of Portland Commissioner Dan Ryan

Elected delegates

Washington County Chair Kathryn Harrington, Multnomah County Commissioner Susheela Jayapal, Metro Councilor Christine Lewis

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Shane Abma, Nui Bezaire, Ash Elverfeld, Breanna Hudson, Rachael Lembo, Patricia Rojas

Facilitators

Allison Brown, JLA Public Involvement

Welcome and introductions

Co-chair Kathy Wai (she/her) and Co-chair Susan Emmons (she/her), welcomed the committee to the meeting and provided an overview of the agenda.

March meeting minutes were approved unanimously.

Conflict of interest declaration

Roserria Roberts was recently hired to work at Hacienda CDC.

Carter MacNichol is a board member at Transition Projects.

Armando Jimenez is now employed by Washington County and is board chair of Centro Cultural.

Jahed Sukhun left his position at the Muslim Education Trust but will continue with them on contracting work.

Public Comment

No verbal public comment was made during the meeting.

Ellen Johnson and Roserria Roberts asked that there be a response to the written comment from Tom Cussack.

Co-chair Emmons suggested that there be a change to the written public comment deadline from the Friday before the meeting to possibly the Wednesday before the meeting. This change would allow adequate time for review ahead of the meetings. She also suggested that Co-chairs and staff get back to the committee with a plan for responding to the points raised in the comment.

Meeting minutes



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Committee process & business: public official rules and petitions

Shane Abma (he/him), Metro Attorney, provided information on public official rules in Oregon and what members can and cannot do with respect to voter initiatives and petitions that are filed.

- Committee members can't say anything publicly in their role as a public official that opposes or promotes a voter initiative/measure.
- Elected officials can say whatever they'd like to but can't direct committee members to do anything for them.
- Public laptops and phones cannot be used to oppose or promote the measure.
- When committee members are on their own time, they can discuss whatever they'd like.
- Penalties are complaint driven. If a member receives a complaint and it goes forward, it is a personal/member liability. Metro cannot defend them.
- These rules apply to any political initiative including candidates.
- Members can reach out to Shane if they have questions.

Presentation and discussion: Washington County SHS FY23 budget process

Jes Larson (she/her), SHS Program Manager, Housing Authority of Washington County, joined the committee on screen. She provided a high level overview of where the County is at in their budgeting process for FY23 for the SHS program. She used a slide deck to illustrate her presentation. *Details for this portion of the meeting can be found in the final meeting record. Minutes will include portions of the presentation, discussion and questions not found in the slide deck. A summary of Jes' responses to questions are italicized.*

Ellen asked if the shelter system in Washington County now included shelter space for adults without children and if so, how many spaces exist?

- *Yes, 102 are for adults without children.*

Carter MacNichol asked if Jes would discuss how results and challenges they have faced so far in the county in the last nine months have informed their budgeting efforts for the upcoming year?

- *Yes, investments have been added based on challenges they've faced in the program. An example would be their training platform. With the big investments added to the delivery system in Washington County and therefor service organizations bringing on so many new case managers, many of whom needed training, Washington County chose to invest in a training platform.*

Jeremiah Rigsby asked whether in future years there will be a scale down in staffing?

- *It depends on the program. As there are more and more housing placements for permanent supportive housing, they will need more case managers for long-term work like retention work and supportive services. In the case of rapid re-housing programs, they're serving households for a more limited time and case managers will circle through caseloads of people. For that, they will reach a level of sustainable staffing. With outreach workers, once they reach 16 hires for throughout the county they won't need to continue to scale up.*

Carter asked what the \$750k reserve is?

- *There are two reserves and the IGA requires them for each county. One is a stabilization reserve and is a set amount in case there is an economic trigger that requires the use. The other is a program reserve meant for something like a bunch of rapid re-housing is needed in the locality due to mass fires.*

Meeting minutes

Roserria asked about workforce support and when that comes into play with their program?

- *They have a workforce program waiting to receive proposals for that would involve training folks with lived experience of homelessness and housing insecurity to be housing workers within their system.*

Co-chair Wai said asked that a discussion take place in a future meeting about the outcomes for refugees.

Presentation and discussion: Metro FY23 Supportive Housing Services budget

Rachael Lembo (she/her), Finance Manager of Planning Development and Research Department, Metro, joined the members on screen. She used a slide deck to illustrate her presentation. *Details for this portion of the meeting can be found in the final meeting record. Minutes will include portions of the presentation, discussion and questions not found in the slide deck. A summary of Rachael's responses to questions are italicized.*

Dan Fowler said that the tax collection from City of Portland still looks high and asked whether they are going to be doing audits of the program?

- *A lot of money is being collected and there are really two different taxes, personal and business with different codes and procedures. Costs are in line with the budget they submitted to Metro. They are high prices but fair because Metro is paying for an excellent service. Auditing is being worked on. In April all the City did was process payments, with May it was the same and also lots of questions came in. After they get through the busy portion of the season they will establish an audit plan, and the bulk of process will occur in summer 2022.*

Carter asked about the difference between the \$225 million projected collection and the public expectation of \$250 million? Metro shows \$60m to WashCo, \$50m in WashCo presentation.

- *Once approved by voters the rulemaking process occurred and in that there was an issue of double taxation. Metro Council was clear that they didn't want to tax twice and so a new plan was established that required reduced estimates. Although Metro thinks tax collection this year will be at least \$200 million, it may get closer to \$250 million.*

Metro Councilor Christine Lewis said that she authored a budget note to go before Council that would prioritize recruitment for 4 FTE with Human Resources and directs the Planning, Development and Research Department to come back to Metro Council mid-year to identify any more FTE needs.

Committee process and business: Metro SHS financial update

Rachael Lembo (she/her), Finance Manager of Planning Development and Research Department, Metro, used a slide deck to illustrate her presentation. *Details for this portion of the meeting can be found in the final meeting record. Minutes will include portions of the presentation, discussion and questions not found in the slide deck. A summary of Rachael's responses to questions are italicized.*

Seth Lyon (he/him) asked if the bar charts that show disbursements made to counties are actuals dispersed? The loans offered to counties, are they reflected?

- *The bar chart on the financial report shows total tax distributions that have been made or are in process of being made in May. It doesn't include the loan to Clackamas County. They will be withholding some from Clackamas County disbursements over the next couple of months to pay back the loan.*

Break

Meeting minutes



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Tri-county planning body overview and update

Patricia Rojas (she/her), Regional Housing Director, Metro, presented about the Tri-County Planning Body. She used a slide deck to illustrate her presentation. *Details for this portion of the meeting can be found in the final meeting record. Minutes will include portions of the presentation, discussion and questions not found in the slide deck. A summary of Patricia's responses to questions are italicized.*

Ellen asked what the difference between the regional plan and local implementation plans and how they will be implemented by each county?

- *Local implementation plans are specific programmatic strategies and are localized; they're the bones of the structure. The regional plan is the connective tissue. It isn't meant to supplant, it's intended to elevate the local implementation plans and move into a regional system. Think of using common language, standards for data practices, best practices across counties, Regional Long-term Rent Assistance and more.*
- *Although the regional plan isn't intended to supplant local implementation plans, but should for whatever reason the regional plan require something to be changed then the IGA allows the counties to amend the LIPs to reflect changes made in the regional plan.*

Ellen asked where the locus of responsibility for policy decisions is and how does this committee oversee?

- *Local implementation plans are community informed and Patricia sees that as the best place to return to. The regional plan is about system alignment and a regional data framework for SHS. It's true that the question will come up and there will be opportunities to have those discussions.*

Co-chair Wai asked whether there would be an opportunity for SHS Oversight Committee members to be in virtual or physical room with the Tri-County Planning Body?

- *Yes, staff are expecting somewhat regular communication between the two.*

Next steps

Next business meeting is on July 25.

Meeting slides will be sent to members after the meeting.

"Wherever there is a human being, there is an opportunity for kindness." – Co-chair Wai

Adjourn

Adjourned at 12:00 pm.

Minutes respectfully submitted by Ash Elverfeld, Housing Program Assistant

Metro Supportive Housing Services Program

Quarter 3 Progress Reports by County

[Washington County](#)

[Clackamas County](#)

[Multnomah County](#)



Metro

Metro Regional Supportive Housing Services

Q1-Q3 progress summary

SHS Oversight Committee | July 2022



This slide deck is prepared for the Metro SHS Oversight Committee and represents a summary of county SHS implementation progress through Quarter 3 (July 1, 2021-March 31, 2022). This summary was created using information and data from the Quarter 3 progress reports submitted by county jurisdictions to Metro.

These slides provide a high-level summary of progress, and is purposefully a more text-heavy deck, meant to be read like a report. For more detail, links to the county reports can be found below on each county's title slide.

Please direct any questions about this summary deck to **housingservices@oregonmetro.gov**.

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- Regional overview
- Clackamas County
- Multnomah County
- Washington County



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Regional overview



[View progress on Metro website](#)

Regional overview: Highlights

- All three counties are on track to meet or exceed goals to provide shelter or transitional housing in the first year
- SHS is making a difference in expanding housing options
- Need to dig deeper into preliminary data on serving specific communities of color

“Together with county and non-profit partners **we are building a regional system** that helps end homelessness for thousands of people while preventing homelessness for thousands more.” - Patricia Rojas, Metro’s housing director

Regional overview: Progress to goals Q1-Q3

Type	Goal	Progress as of Mar 31, 2022
Permanent Supportive Housing Units	5,000 units/vouchers by 2031	1,408+ units/vouchers 
People placed into permanent housing (includes Permanent Supportive Housing, other long-term rent assistance programs, Rapid Re-Housing and other short-term rent assistance programs)	1,500 people/households in Year 1 <i>(includes WA County adjusted objectives (-700 placements) for Year 1)</i>	729 people placed 

Regional overview: Progress to goals Q1-Q3

Type	Goal	Progress as of Mar 31, 2022
Shelter beds*	900 beds (all funding sources, includes year-round, winter and inclement weather beds)	1,709+ beds
People served with eviction prevention services	1,000 people served	2,566 people served

*Shelter funding can fluctuate greatly. In FY21/22, counties received emergency funding from the Federal government and at least one county received unexpected local funding for shelter. This meant that SHS did not need to pay for as many beds (other funding sources paid for many of them) to meet the annual goals.

Regional overview: Data & Data Coordination

- County data staff coordinate metrics reporting in Data Workgroup
- All three counties part of Community Solutions' [Built for Zero](#) initiative
 - Focus on people experiencing chronic homelessness, aligning with SHS priority Population A
 - Tracking focus population by inflow of need and outflow into housing
 - Real-time insights into homelessness and ability to triage needs with by-name lists
 - County Built for Zero information: [Multnomah](#), [Washington](#)

Seven Key Data Points



Community Solutions' key data points of the Built for Zero initiative.




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Clackamas County

[View Clackamas County's Q3 report](#)

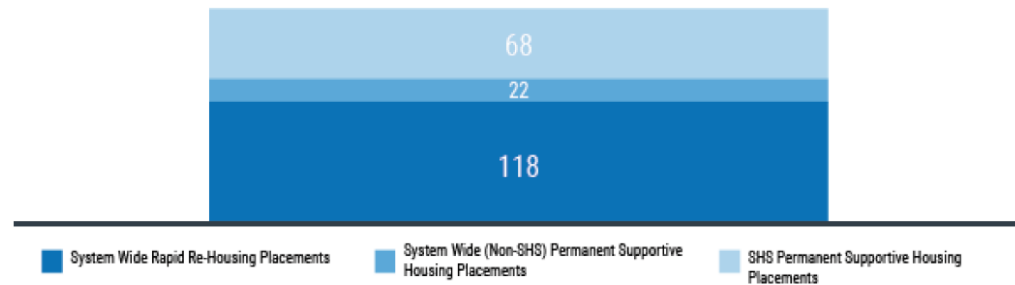
Clackamas County: Progress to year 1 goals

Type	Goal	Progress Q1-Q3
Housing navigation/placements in permanent housing	200 households placed	68 households placed 66 clients actively working with 12 navigators
Supportive housing case management	200 households served	152 households served
Long-term rent assistance (RLRA program)	250 households received rent assistance	68 households placed 71 issued vouchers and actively in housing search
Shelter and transitional housing units	65 additional units/beds of shelter	85 units/beds 

Clackamas County: Some outcomes

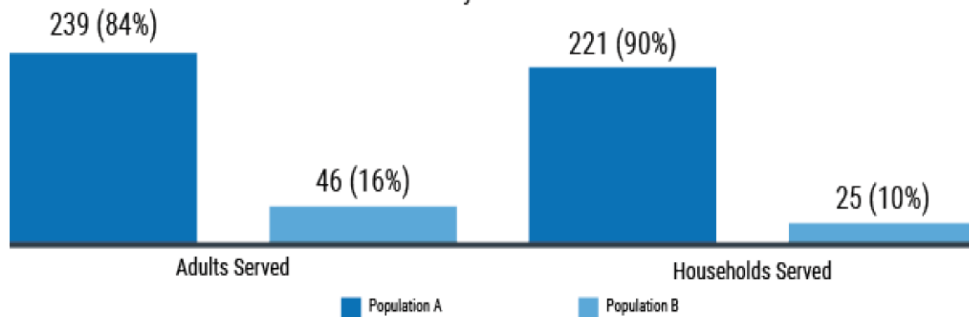
Housing Placements

As of 03/31/22



Adults and Households Served by SHS Services

As of 03/31/22

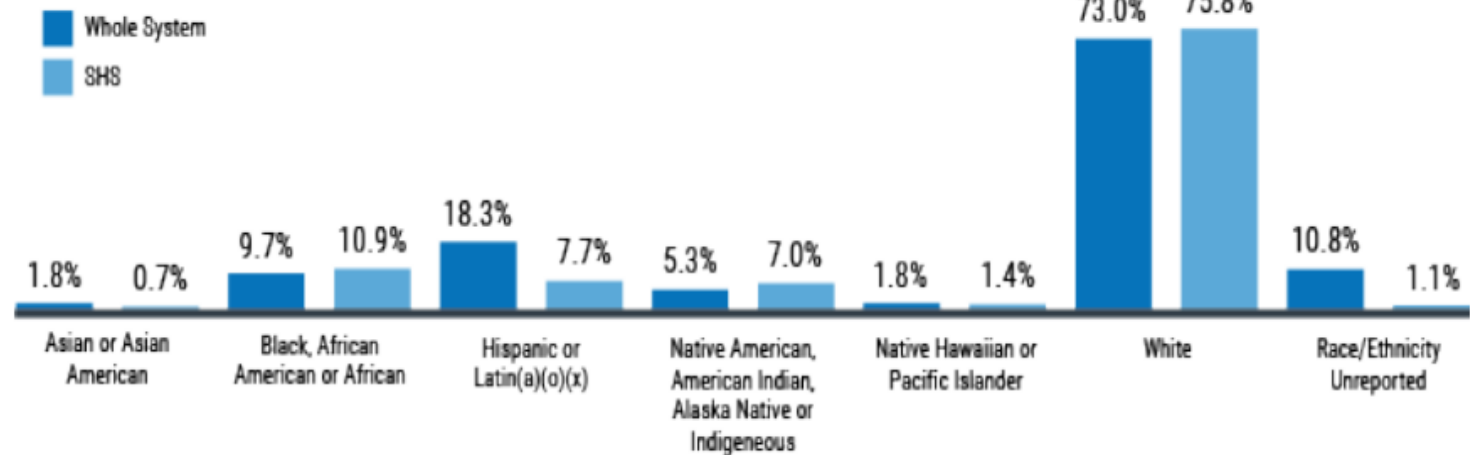


- 68 SHS-funded PSH placements
- 75% of homeless system's **PSH** placements were funded by SHS
- 90% of households served are in Population A
- No SHS short-term rent assistance/rapid re-housing yet, but contracts have been funded to start this work.

Clackamas County: Equity in service delivery

- In Q3, improved service representation for Black/African American/African and slightly for Hispanic/Latin(x) households
- Asian, Native Hawaiian/Pacific Islander and Hispanic/Latinx households underrepresented in SHS programs
- Asian/Asian American households underrepresented as compared to 2021 census data*

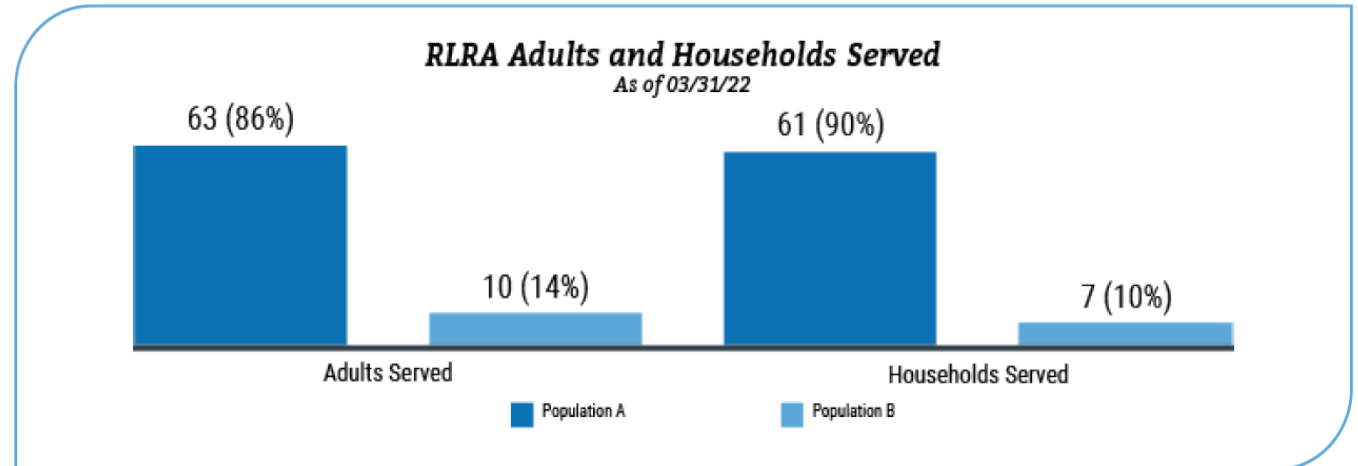
Whole System and SHS Demographics Comparison: Race & Ethnicity
As of 03/31/22



*<https://www.census.gov/quickfacts/fact/table/clackamascountyoregon/PST045221>

Clackamas County: Reducing barriers to housing with RLRA

- Launched regional long-term rental assistance (RLRA) operations in Q2
- Focused on maximizing voucher flexibility and quality improvement
- As of Q3, 139 people connected to ongoing rental assistance:
 - **68 households leased up with assistance**
 - 71 actively looking for housing
 - Providers identified and already under contract to meet most of the housing placement and supportive services goals for Year 1 (200 households)






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Multnomah County


[View Multnomah County's Q3 report](#)

Multnomah County: Progress to year 1 goals

Type	Goal	Progress Q1-Q3	Population A/B
Permanent Supportive Housing	800 new units/vouchers	539 units/vouchers (452 in operation)	79% Pop A 21% Pop B
Rapid Re-Housing/ Short-Term Rent Assistance/ Other Permanent Housing	500 people placed	298 people placed (capacity: 1,015 placements)	79% Pop A 21% Pop B
Prevention	900 people prevented from entering homelessness	2,500 people 	100% Pop B

Multnomah county made significant progress in its short-term and long-term housing programs, building the system capacity to realize Year 1 goals. What is especially noteworthy are the prevention efforts, where they nearly tripled the number of households served! We also see clear prioritization of Population A in permanent housing programming.

Multnomah County: Progress to year 1 goals

Type	Goal	Progress Q1-Q3	Population A/B
Shelter/Temporary Housing	Up to 400 new shelter beds*	163 beds** 	100% Pop A
Outreach/ Engagement	1,500 people navigated to services/shelter	At least 973 people (contracted capacity: 2,040 ppl)	n/a
Employment	100 people engaged in low-barrier employment	32 people employed	n/a

Multnomah county received significant one-time funding from the Federal government and locally from the City of Portland that was allocated for shelter. This meant that SHS did not need to pay for all of the 400 beds envisions in SHS Year 1 operations. What's reported here is only the number of beds funded by SHS. The county, in fact, opened hundreds more beds from July 2021 – March 2022. The data reported does not (at this time) distinguish between Population A and B for outreach or employment services.

Multnomah County: Some outcomes

- 502 people newly placed into permanent housing programs
 - Includes **204 placements into PSH**
- 2,500 people were served by homeless prevention programs
- 260 people were served through shelter / temporary housing



Multnomah County: Equity in service delivery

Permanent Housing

PSH & RRH Programs Combined
SHS-Funded Programs Only

	People Newly Placed	
	n	%
Total People	500	-
Race & Ethnicity (Mutually		
BIPOC	220	45%
Non-Hispanic White	100	20%
Race/Ethnicity Unreported	180	35%
Race & Ethnicity (Alone or In		
Asian or Asian American	10	2%
Black, African American or African	140	28%
Hispanic or Latin(a)(o)(x)	80	15%
Native American, American Indian, Alaska Native or Indigenous	40	7%
Native Hawaiian or Pacific Islander	10	2%
White	180	36%

Homelessness Prevention

SHS-Funded Programs Only

	People Newly Enrolled	
	n	%
Total People	2500	-
Race & Ethnicity (Mutually		
BIPOC	2060	83%
Non-Hispanic White	360	14%
Race/Ethnicity Unreported	80	3%
Race & Ethnicity (Alone or In		
Asian or Asian American	270	11%
Black, African American or African	850	34%
Hispanic or Latin(a)(o)(x)	730	29%
Native American, American Indian, Alaska Native or Indigenous	200	8%
Native Hawaiian or Pacific Islander	200	8%
White	870	35%

Multnomah County: Equity in service delivery

- Of those served through supportive housing programs (both Pop A and B), 45% were BIPOC
- 40% served through shelter (all Pop A) were BIPOC
- 83% served through prevention (all Pop B) programs were BIPOC
- Population estimates:
 - Pop A = 42% BIPOC
 - Pop B = 80% BIPOC

Emergency Shelter SHS-Funded Programs Only	People Newly Enrolled	
	n	%
Total People	260	-
Race & Ethnicity (Mutually)		
BIPOC	100	40%
Non-Hispanic White	140	53%
Race/Ethnicity Unreported	20	8%
Race & Ethnicity (Alone or In)		
Asian or Asian American	0	-
Black, African American or African	50	18%
Hispanic or Latin(a)(o)(x)	30	10%
Native American, American Indian, Alaska Native or Indigenous	30	13%
Native Hawaiian or Pacific Islander	10	5%
White	180	70%

Multnomah County: Making progress with behavioral health coordination

- CHOICE emergency shelter
 - 15 motel beds for adults with severe mental health disabilities (34 people served as of Dec 31)
- Other behavioral health-focused shelter
 - Stabilization Treatment Program in development (justice-involved adults with a severe mental health disability)
- The Assertive Community Treatment (ACT) long-term housing program
 - Partnership with the Multnomah County Behavioral Health Division
 - Pairs long-term housing vouchers and housing navigators with existing ACT teams
- Promoting Access to Hope (PATH) team
 - Addiction treatment services navigation (190 people served)
 - Urgent Behavioral Health Street Outreach team





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Washington County

[View Washington County's Q3 report](#)

Washington County: Progress to year 1 goals

Type	Goal	Progress Q1-Q3
Permanent Supportive Housing (Population A)	500 placements (likely to reach 300 placements)	159 households placed 211 in housing search
Housing Stabilized (Population B) (Prevention + STRA)	500 households stabilized (postponed this program to next year)	19 households stabilized
Year-round shelter	100 beds	102 beds 
Winter shelter	150 beds	227 beds 

Washington County: Some outcomes

- Prioritized sheltering people and extended winter shelter with additional beds
- **730 units/vouchers of PSH created** (44% of 10-year goal)
- **192 people placed in PSH**
- **Expanding culturally specific provider capacity:** financial support for all culturally-specific organizations contracting with the SHS program for the first time

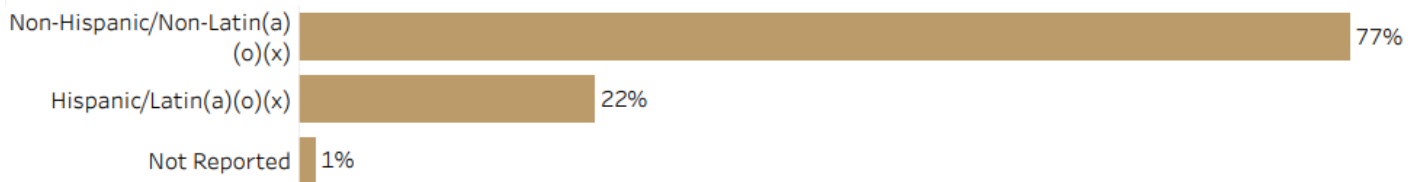


Washington County: Equity in service delivery

Total Individuals served in SHS programs by Race



Total Individuals served in SHS programs by Race



- Improved service representation for Latin(x) and Black/African American/African households from Q2 to Q3
- Underserving Native American/AI/AN and Native Hawaiian/PI households compared to recent census data

Washington County: Expanding shelter options

- Winter shelters and inclement weather shelter response now has 227 beds
 - While these programs were previously operated through the Continuum of Care, they lacked stable funding sources, or any funding at all, and relied heavily on the faith community and volunteers to operate during the winter months.
- Year-round shelter for the first time
 - 102 beds now
 - 75 planned for next year

Washington County: Expanding shelter options

- Example: Aloha Inn
 - This project, which is also being funded by the Metro Affordable Housing Bond, is currently being used as short-term shelter
 - Work is underway to convert the hotel property into 54 units of Permanent Supportive Housing
- Greater Good Northwest will operate the shelter, and Bienestar and the Urban League to provide culturally specific services and programming to assist clients from underserved populations.



Thank you!

Please direct any questions about this summary deck to
housingservices@oregonmetro.gov.



Response to May 23 public comment from Tom Cusack

July 18th, 2022

The entire public comment can be found on pages 25-28 in the [packet for the May 23rd oversight committee meeting](#).

From public comment

Metro's Regional Long Term Rent Assistance [RLRA] program could provide a windfall to owners by paying 33% to 50% more for rent than HUD vouchers BEFORE adding the cost for any Supportive Services Partnership Agreements.

Recommendation(s) from public comment

- Clarify that the 120% RLRA rent limit is based on the relevant HUD voucher payment standard for the submarket. Specific language suggestion: "The maximum rent to OWNER is the lesser of rent reasonable rent, 120% of the HUD VOUCHER payment standard for the unit size in the sub area, or 120% of the HUD Metro Portland FMR for the unit size" NOTE: This will STILL result in owner rents higher than FMR. If the payment standard is 90% the total rent to owner will be 108% of FMR (90% x 120%=108%). If the payment standard is 95% of FMR the total rent to owner will be 114% of the HUD FMR (95% x 120%=114%), ETC.
- If Metro instead elects to keep the Metro RLRA rent limit at 120% of FMR then the housing authority can provide more equity to HUD voucher holders by adjusting the HUD voucher payment standard for the specific submarket to be no less than 100% of FMR. This still provides up to a 20% higher payment for the RLRA program but not as much as 33% or 50% higher rent.

Response from regional RLRA workgroup

The regional RLRA Workgroup, comprised of staff from the three counties and their housing authorities, has developed the regional framework for the program and provides an ongoing forum for shared learning and problem solving among the three counties with support from Metro.

We designed the Regional Long-term Rent Assistance resource to address chronic homelessness in our community.

The majority of the Regional Long-term Rent Assistance (RLRA) resource serves "Population A" households with extremely low income, one or more disabling conditions, who are experiencing or at imminent risk of experiencing long-term or frequent episodes of literal homelessness. Recognizing the barriers these households face, we prioritized RLRA policies that are flexible, easy to use, and maximize the number of potentially eligible homes. Based on our experience with the federal Housing Choice Voucher program, we intentionally avoided the use of payment standards that present barriers to leasing and can result in additional rent burden and housing instability.

The Regional Long-term Rent Assistance program provides a higher subsidy for households and similar rents as the Housing Choice Voucher program.

The Regional Long-term Rent Assistance (RLRA) resource mirrors the federal Housing Choice Voucher (HCV) program by limiting rents to “rent reasonableness.” Under this standard, the rents for assisted units under both programs are comparable to other similar, non-subsidized units in the local market. Given the population served with RLRA, we intentionally designed the program to pay a full subsidy up to that rent limit. This contrasts with the Housing Choice Voucher payment standard approach, a subsidy cost containment strategy that does not result in less rent being paid to owners. The key difference is that HCV payment standards shift additional rent burden to tenants and limit the housing options available to participants. Payment Standards do not limit the contract rent an owner can receive, and RLRA policy does not result in a “windfall” for owners.

In programs that utilize payment standards, participants can rent units with rents above the payment standard, provided the requested rent is still “rent reasonable.” In those instances, the participant is responsible for their base tenant portion (based on percentage of income) plus the difference between the payment standard and the gross rent for the unit. In that scenario, the owner still receives the same rent, but more of it is paid by the participant family. If paying that additional amount for a unit would result in a participant family paying more than 50% of their income towards their housing costs, the home would not be eligible for assistance. In these instances, a family is either unable to rent the home, or rents the home at an unaffordable rate which impacts their housing stability. By providing a simple standard subsidy amount, the RLRA program avoids these negative outcomes to achieve the goal of affordably housing a population with significant housing barriers.

The Regional Long-term Rent Assistance significantly reduces barriers during the housing search.

When searching for eligible units under Regional Long-term Rent Assistance (RLRA) policies, an applicant individual or family simply needs to know the following when considering applying to a home:

1. Is the requested rent “rent reasonable” based on the size and location; and
2. Is the requested rent at or below 120% of Fair Market Rent (FMR)?

Contrast this approach with the programs utilizing payment standards, where a family must engage a far more complicated set of criteria:

1. Is the requested rent “rent reasonable” based on the size and location?
2. What is gross rent (rent plus utilities) for the home?
 - a. For a specific home, is the landlord or tenant responsible for utilities by type; and
 - b. What is the Housing Authority utility allowance for the utilities by type?
3. Is the gross rent (contract rent plus utility allowance for specific utility responsibilities at the home) above the payment standard?
4. If the gross rent is above the payment standard, what is difference between the gross rent and the payment standard?
5. If the gross rent is above the payment standard, would the applicant family paying the additional difference between gross rent and payment standard result in the family paying more than 50% of their income towards their housing costs?

With this understanding of the complexities of the housing search, and with a belief that the rent assistance should not add further complexity, we simplified the Regional Long-term Rent Assistance approach. We eliminated the payment standard entirely because we don’t want the unit eligibility and subsidy calculation policies to result in additional barriers to housing families in crisis. We strive to

reduce the barriers facing individuals and families leaving homelessness, and we are pleased that the opportunity to design a new program prioritizes this value.

From public comment

I have been unable to locate a central source where all of the Metro long range project based rental assistance contracts can be located OR a listing of those projects by county including the total number of units and the number of project-based units.

Recommendation(s) from public comment

- *Create an up-to-date publicly accessible central repository for project based RLRA contracts organized by county including the Supportive Services Partnership Agreement relevant to each project.*
- *Create and maintain up-to-date list by county of all project-based long range Metro rental assistance projects including total units and project-based units by unit size.*

Metro staff response

Thank you for the recommendation. We will take this into consideration.

From public comment

The briefing materials for this meeting indicate that METRO is creating tools to assess the demographics of supportive services funded projects including population a population pay [sic] percentages. However, no schedule is provided.

Recommendation(s) from public comment

- *Publish a schedule for implementation of this tool and provide monthly progress reports on the status of implementation.*

Metro staff response

As shared in the May 23 meeting packet, counties are currently tracking budgeted amounts/investments by Population A and Population B, and are also tracking actuals to those budgeted amounts. The methodology in exactly how counties are tracking this differs by county. This is to meet the requirement of 75% of investments for Population A and 25% for B.

Counties are also tracking who is served in SHS programs, also by Population A and Population B, though the tracking methodology differs by county.

Tracking and reporting practices are still coming into alignment. The quarterly reporting tool that will require that all population data is disaggregated by race and ethnicity, as well as by Populations A and B, will be in place before fall 2022. The annual reporting tool will have the same requirements and be in place by the first annual report, due October 31, 2022.

From public comment

Committee meeting materials report monthly tax collections including the statement that “Based on current collections, Metro’s Supportive Housing Services taxes are expected to exceed our initial forecast revenue amounts for FY22”. Even after looking at the financial statements, it’s not clear to me how MUCH more revenue METRO is projecting above previous estimates for fiscal year 2022 and for fiscal year 2023. It’s also not clear if there are any projected FY 2023 revenue impacts from most recent Oregon Economic Forecast, including the “Kicker”.

Recommendation(s) from public comment

- *State clearly how much more is currently projected above prior estimates for fiscal year 2022 supportive services revenue and how much revenue is anticipated for fiscal year 2023. Also state whether or most recent Oregon Economic Forecast, including the “Kicker” projection, is anticipated to impact FY 2023 revenue.*

Staff response

The latest projection for FY22 and estimates for FY23 were presented during the May Supportive housing services oversight committee meeting. The [meeting recording is available on Vimeo](#), and the PowerPoint will be added to the [meeting record](#).

The budgeted amount for Metro Supportive Housing Services in FY22 was \$180 million. Through May 2022, tax collections were \$217 million. Total tax collections for FY22, through June 2022, will be known by mid-July.

For FY23, Metro is currently estimating revenue of \$225 million. In developing this forecast we used the fall 2021 State of Oregon economic forecast, which projected continued economic growth. We don’t yet have our own data to use in forecasting, so we closely follow the State. Oregon saw a surge in tax collections in 2022, and is now predicting a record kicker in spring 2024 filings. Metro is analyzing tax return data as it comes in, and may update the FY23 SHS tax revenue forecast in late 2022. Many taxpayers filed for extensions, which means they have until October 2022 to file their tax returns.

Meeting summary

Meeting: SHS Oversight Committee Discussion Group: SHS Annual Report

Date: June 27, 2022

Time: 9:30 a.m. to 11:00 a.m.

Place: Virtual meeting (Zoom)

During the first portion of this optional discussion group, committee members provided feedback in an open forum to Metro staff on the annual report template and review process.

- Would like a brief executive summary
- More time for discussion amongst members in the oversight committee meetings
- Make the report accessible, ie: screen reader compatible, less acronyms, glossary of terms
- Include contact information at the end of the report to allow readers a way to connect if they have questions or comments
- Use videos for success stories
- Make it “user-friendly” and respond to public concerns
- Find balance between stories and numbers
- Include information on how the supportive housing services programs are working with behavioral health services teams

The last portion of the meeting included a few comments on future meetings. Points included having more discussion time in meetings, considering meeting monthly instead of every other month, site tours, and meeting in person.

Staff and co-chairs will use the feedback received in the meeting to inform future meeting planning as well as in the annual report review and production process.

Meeting summary drafted by Metro Housing Program Assistant, Ash Elverfeld.

Memo



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Date: July 25, 2022
To: Supportive Housing Services Oversight Committee
From: Rachael Lembo, Finance Manager
Subject: FY22 Financial Update

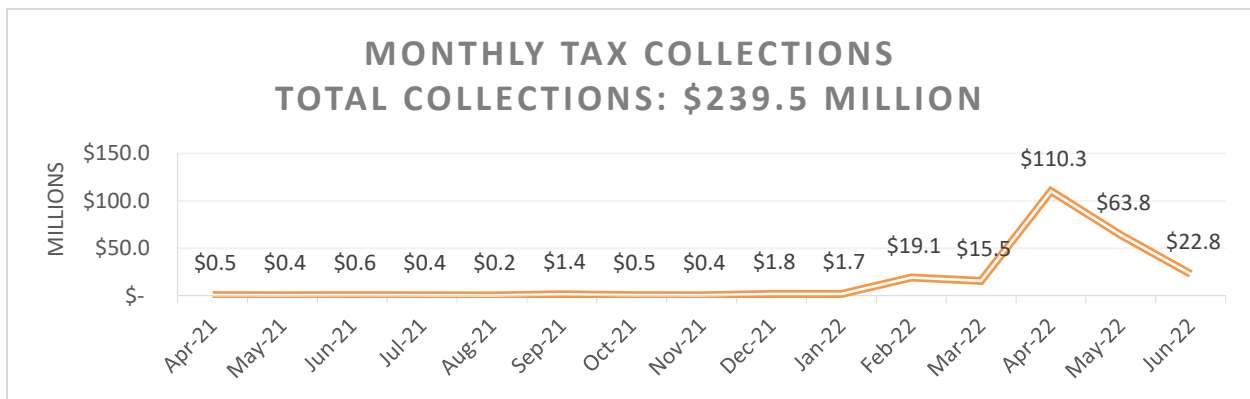
This financial update is designed to provide the information necessary for the SHS Oversight Committee to monitor financial aspects of program administration.

Financial Reports

The FY22 financial report through June 2022 (1st close) is enclosed with this memo.

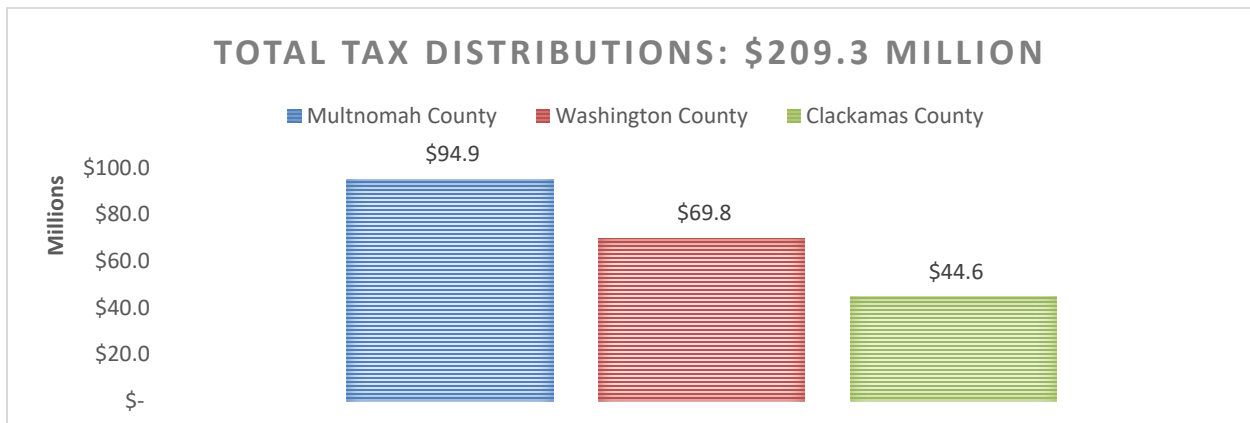
Tax Collections

The chart below shows tax collections by month since collections began in April 2021. Tax collections in FY22 were 32% (\$57.7 million) higher than our initial forecasted revenue amounts. This is in line with the surge in tax collections seen by the State of Oregon. Cash flow in FY23 and future years will be smoother due to required payroll withholding and estimated payments.



Tax Disbursements

The chart below shows tax disbursements to the county partners since collections began in April 2021.



Memo



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Tax Collection Costs

The table below provides details on the costs associated with tax collection in FY22, including both one-time startup costs and ongoing operational costs. The significant one-time investment in startup costs will wrap up in FY23, at which point an additional update on Tax Collection Costs will be provided to the SHS Oversight Committee.

	FY22 Budget	FY22 Actuals	Variance Under / (Over)	% of Budget
One-Time Startup Costs	14,171,989	8,340,392	5,831,597	59%
Ongoing Costs	7,440,215	4,818,065	2,622,150	65%
Operational (Personnel, M&S)	6,293,310	3,672,029	2,621,281	58%
Software	1,146,905	1,146,036	869	100%
Total Tax Collection Costs	21,612,204	13,158,457	8,453,747	61%

Metro Supportive Housing Services Fund

Financial Report

FY21-22, July 2021-June 2022 (1st Close)

	Annual Budget	July-June Actuals	Variance Under / (Over)	% of Budget	Comments
Revenues					
Business Income Tax	54,468,750	79,140,411	(24,671,661)	145%	July-May collections
Personal Income Tax	125,812,500	136,042,733	(10,230,233)	108%	July-May collections
Interest Earnings	-	107,254	(107,254)	n/a	
Total Revenues	180,281,250	215,290,398	(35,009,148)	119%	
Expenditures					
Personnel Services	678,145	650,504	27,641	96%	4.8 FTE
Materials and Services	173,579,301	143,345,303	30,233,998	83%	see detail below
Transfers-E	13,969,051	13,887,495	81,556	99%	cost allocation plan, debt service
Total Expenditures	188,226,497	157,883,302	30,343,195	84%	
Contingency	15,631,983	-	15,631,983		
Change in Fund Balance	(23,577,230)	57,407,096	(80,984,326)		
Beginning Fund Balance	23,577,230	18,030,707	5,546,523		
Ending Fund Balance	-	75,437,803	(75,437,803)		
Materials and Services detail:					
Tax Collection Costs	21,221,228	11,262,763	9,958,465	53%	
Disbursed to County Partners	151,314,473	131,914,741	19,399,732	87%	Disbursements of July-April collections*
Other	1,043,600	167,799	875,801	16%	
Materials and Services total	173,579,301	143,345,303	30,233,998	83%	

*The June disbursement to County Partners of \$56,968,020 (May tax collection) is not reflected here as an expense because it was recorded as an advance. All of the FY22 partner disbursements will be reconciled to reflect their actual nature (Expense or Advance) when Metro's FY22 accounting period closes (ie 2nd close which occurs in mid-August). This will be based on information submitted to Metro by partners showing the amount of expenses that they actually incurred in the FY.