



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

# Agenda

Meeting: Supportive Housing Services Tri-County Planning Body Meeting  
Date: January, 8<sup>th</sup>, 2025  
Time: 4:00pm-6:00pm  
Place: Zoom Webinar, 600 NE Grand Ave, Portland, OR 97232  
Purpose: The Tri-County Planning Body (TCPB) will receive an Update on Landlord Recruitment Goal Progress, COO's Future of Regional Housing Funding Recommendation and Regional Investment Fund (RIF).

## 4:00pm **Welcome and Introductions**

- Decision: meeting summary approval

## 4:15pm **Public Comment**

## 4:25pm **Conflict of Interest**

## 4:30pm **Staff Updates**

## 4:40pm **Landlord Recruitment and Retention Progress Update**

- Presentation
- Questions & Answers

## 5:10 pm **COO's Future of Regional Housing Funding Recommendation Update | RIF Discussion**

- Presentation
- Questions & Answers

## 5:55pm **Closing and Next steps**

- Next meeting: February 12<sup>th</sup>, 2025

## 6:00pm **Adjourn**

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## Tri-County Planning Body Meeting Summary

Meeting: Supportive Housing Services (SHS) Tri-County Planning Body Meeting  
Date: Wednesday, December 11, 2024  
Time: 4:00 PM – 6:00 PM  
Place: Zoom Webinar  
Purpose: The Tri-County Planning Body (TCPB) will receive an update on Housing Funding Items.

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### Member attendees

Co-chair Mercedes Elizalde (she/her), Eboni Brown (she/her), Zoi Coppiano (she/her), Yoni Kahn (he/him), Nicole Larson (she/her), Yvette Marie Hernandez (she/her), Cameran Murphy (they/them), Cristina Palacios (she/her), Co-chair Steve Rudman (he/him), Monta Knudson (he/him), Mindy Stadtlander (she/her), Sahaan McKelvey (he/him)

### Elected delegates

Washington County Chair Kathryn Harrington (she/her), Metro Council President Lynn Peterson (she/her)

### Absent delegates

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

### County staff representatives

Clackamas County – Lauren Decker (she/her), Multnomah County – Breanna Flores (she/they), Washington County – Nicole Stingh (she/her)

### Metro

Michael Garcia (he/him), Patricia Rojas (she/her), Ruth Adkins (she/her), Abby Ahern (she/her), Craig Beebe (he/him), Brian Kennedy (he/him), Holly Calhoun (she/her), Valeria McWilliams (she/her)

### Kearns & West Facilitators

Ben Duncan (he/him), Ariella Dahlin (she/her)

*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.*

### Welcome and Introductions

Co-chairs Mercedes Elizalde and Steve Rudman provided opening remarks.

## Tri-County Planning Body Meeting Summary

Ben Duncan, Kearns & West, introduced himself and welcomed the Tri-County Planning Body (TCPB) to the meeting. He facilitated introductions and reviewed the meeting agenda and objectives.

The TCPB approved the November Meeting Summary.

### Public Comment

No public comment was received.

### Conflict of Interest

Cristina Palacios declared a conflict of interest as Housing Oregon is on Metro's contractor list and could potentially receive future Supportive Housing Services (SHS) funding.

Cameran Murphy declared a conflict of interest as Boys and Girls Aid receives SHS funding.

Zoi Coppiano declared a conflict of interest as Community Action receives SHS funding.

Yoni Kahn declared a conflict of interest as the Northwest Pilot Project receives SHS funding. He noted that he serves on the TCPB to share provider perspectives and does not represent his employer.

Yvette Hernandez noted that she works for Home Forward which receives SHS funding, but she participates in the TCPB as a community member.

Sahaan McKelvey declared a conflict of interest as Self Enhancement Inc (SEI) receives SHS funds. He noted that SHS does not fund his position.

Monta Knudson declared a conflict of interest as JOIN receives SHS funding.

Mindy Stadlander declared a conflict of interest as Health Share of Oregon has worked closely with Metro on housing and homelessness systems alignment.

### Staff Updates

Valeria McWilliams, Metro, stated that Metro staff will be sending out a survey to either add a second meeting or extend the meeting time for the January TCPB meeting.

Nicole Stingh, Washington County, shared that two awards have been given to traditional housing projects. She noted the awards were contingent on Metro's housing funding discussion.

Breanna Flores, Multnomah County, shared that the county held its third provider conference with 250 registrants and that the Beacon Landing project opened.

### Housing Fund Update

*For details and graphics, please review the [archived meeting packet](#) pages 9-27.*

Metro Council President Lynn Peterson appreciated TCPB members' work advancing regionalism. She reflected on frustrations she has heard regarding lack of accountability, inability to make decisions, and incorporating regional standards. She noted that the SHS measure needs to work better to have the impact it was intended to, that Metro does not want to lose the progress that has been made, and to keep investing in affordable housing and services.

## Tri-County Planning Body Meeting Summary

President Peterson provided a brief overview of Metro's housing funding discussion to date, encouraged TCPB members to read [Council work session summaries](#), and stated that the Council established [Resolution No. 24-5436](#) in November. She reflected on concerns the Council heard from the TCPB co-chair memo and shared the Council's commitment to continue funding TCPB's regional work and to include current programs in the regional action plan. She noted that details will need to be worked out in the transition program.

Holly Calhoun, Metro, shared that stability, predictability, and accountability were the three key themes from Resolution No. 24-5436. She provided an overview of the eight principles for a regional program, emphasizing the commitment to serve Populations A and B, to make homelessness rare, brief, and nonrecurring, and to have greater accountability.

Holly reviewed the key viewpoints and concerns listed in the TCPB memo, and how Resolution 24-5236 addresses those items. She emphasized that work will not start over and detailed how the Resolution allows for more accountable governance. She reviewed the proposed action plan elements and noted key areas of TCPB concern to continue addressing.

Brian Kennedy, Metro, reviewed the proposed allocation scenarios that Metro Council has been discussing. He reminded the Committee that the tax is volatile, and the goal is to size the ongoing services and rent assistance to counties in a way to have reasonable certainty, and to have the remaining funds go to other items. The primary allocation goes to SHS services and rent assistance, the secondary allocation goes to affordable housing, the third allocation goes to city programs, and the final allocation goes to one-time services and grants.

Brian reviewed a series of bar charts illustrating scenarios that model potential future allocations. He noted that the bar charts are not forecasts, but scenarios that model historical patterns of volatility. Scenario 0 is the current law. Scenarios 1 and 2 include assumptions for a tax sunset extension to 2050, tax indexing beginning in 2026, and inflation at 3%.

Holly shared that the next steps include engaging with partners, exploring the viability of a potential ballot measure, and preparing an ordinance for consideration at the December 19 Council work session. She asked the Committee how a transition can best advance TCPB regional strategies and what recommendations TCPB members have for a transition.

TCPB members and elected delegates had the following questions and comments:

- **Comment, Co-chair Elizalde:** The 3% inflation rate assumption is a flat or low assumption, which encourages wage suppression or a decrease in services.
- **Comment, Sahaan:** I agree with Co-chair Elizalde. Scenario 2 is a nonstarter. I would look at not decreasing the base allocation the SHS measure was intended for, otherwise wage suppression or limited services will occur. Scenario 1-3-year transition is the best option. This conversation started with the understanding that it is not viable to extend the 2018 Housing Bond and the need for housing development. This is okay, but the initial purpose of the measure needs to be protected. We cannot prioritize everything; if we do this, we will do everything poorly rather than do some things well. We should prioritize the things we need to do well and have those be a success so the region can pass other measures. Voters want to see success.
- **Comment, Co-chair Rudman:** It takes a long time to change voters' hearts and minds, and to see change. I have been Co-chair of the Affordable Housing Bond for the past six years, and that Bond has been a success. I think we should wait and do another housing bond. I think the measure change should make affordable housing an allowable use, but not mandate it. Why does Metro need to add the City Program? Require the counties to work with cities and increase the current efficiency and effectiveness of the current measure. If

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the regional investment fund (RIF) goes away, we lose the dedicated allocation for regionalization.

- **Comment, Yoni:** Regionalization is important, including a regional system of care. The counties are working hard and deserve credit. This shouldn't be about power or control, but how to form processes for the best collaboration for outcomes.
- **Comment, Cristina:** When looking at values, it would be helpful to see actual amounts spent, so voters can see how much has been spent on what, and this will also help with planning. We should not be decreasing services. I want to see how else funds can be used like wrap-around services. The voters will appreciate seeing how the funds flow to help people get out of homelessness and the services that are needed to support that. The projections out to 2050 are not useful to voters, people care about what is happening now, and 3–5-year projections are more realistic of voter interests.
- **Comment, Eboni Brown:** The cost of rent is rapidly increasing. How does that factor into these scenarios and what mitigation factors will be implemented with the new measure? As rent rises, so does the cost of keeping people housed.
  - **Metro Response, Brian:** Government expenses rise faster than the rate of inflation, but for budgeting exercises, governments use the rate of inflation from the Bureau of Labor Statistics.
  - **Metro response, Holly:** The sunset extension is trying to solve that.
- **Comment, Co-chair Elizalde:** This work is largely subcontracted, and a majority of the funds are used to pay rent, which has a 10% increase cap. Subcontractor and rent costs are not rising 3% a year. This is a community program, not a government program, and budgeting should reflect that.
- **Comment, Mindy:** From a Medicaid lens, there are gaps in health and housing services that providers try to blend together as it is the right thing to do, but there are no explicit policies. For the next steps, I would think about creating flexibility to provide a single set of services and explicitly connect those to Medicaid and other state funding services for the long term.
- **Question, Washington County Chair Kathryn Harrington:** Which bucket of funds will be dedicated to regionalism? Metro is trying to look at collective revenue to increase affordable housing. They have been asked by the Portland Metro Chamber to reduce the tax rate and have heard perspectives from cities asking for more funds to deliver food pantry support and other services. The measure was clear and specific that these services are for Population A and B. Metro is doing a good job.
  - **Metro response, Brian:** Most of the regional coordination work would fall to Metro and be covered in the 5% administration allocation. Services would be delivered at the county level with identified investments from the Housing and Homelessness Policy Advisory Committee (HHPAC) through the other allocation buckets.
  - **Metro response, Holly:** These are the exact concerns and critiques that the Council is working through.
- **Comment, Cameran:** This is a marketing problem. Voters see individuals on the street experiencing crisis, they do not see successes that have been achieved. We need to reframe things for the voters to have them fully understand that we have been successful. It takes a continuum of care to keep houselessness brief, nonrecurring, and rare. A majority of the population wants affordable housing and to keep Population A and B housed. This starts with wrap-around care. We should focus on and excel at keeping people housed by providing more wrap-around services. Those who are fatigued by paying taxes, still have funds to pay those taxes. If we respond to those who have the wealth to pay taxes, we are not responding to the people we should be responding to: Population A and B.



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- **Comment, Sahaan:** Governance is the biggest priority for any adjustment. What we are seeing right now are funds not being spent well. I do not think there is voter fatigue to support homelessness, there is fatigue for poor performance. Governance needs to be addressed so we can do better. Each county prioritizes the unique needs of its jurisdiction. There needs to be some level of regionalization and regional vision because we are currently prioritizing too much. The counties need to prioritize the same few things and succeed at those with excellence. The governing body needs to have a collective vision. The current inefficiencies we are seeing total an amount that is greater than the tax cut.
- **Comment, Eboni:** Are there any scenarios that account for if federal services are decreased and removed? Providers are anticipating federal service cuts, and we are currently struggling with food security at the state level. What are the impacts on medical programs? How are vacancy rates being leveraged? I am seeing in the scenarios that there is an assumption there will be a significant loss no matter what.
- **Co-chair Elizalde:** Any programs or projects that have been using the RIF would now need to come from another allocation, which is problematic. Regional priorities and innovation the RIF was set aside for will now need to compete with services. I would like to see how the counties will do this. Can the counties complete an exercise that would show how the landlord mitigation fund would be impacted by the base allocations and share any questions and consequences that arise from that? Can the counties complete an exercise that would show how a tri-county purchase with Community Warehouse would play out? I do not want to approve more implementation plans until these questions are answered because I do not want the counties to commit to something that would then need to be cut.
  - **Metro response, Brian:** The charts are not forecasts, they model the state's historical experience with volatility. Metro just released its updated five-year forecast for SHS and we are experiencing real-time fluctuations and the concerns for managing services exist today. We are looking at a system that prioritizes stability for certain assets.
  - **Washington County Response, Nicole:** The delta for Washington County forecasts are \$16 million.
- **Comment, Co-chair Rudman:** It sounds like Metro administration funding would be how regional priorities would be funded. If that is true, Metro should be explicit about the amount of funds and what that process would look like. These funds are meant to be flexible and to fill in gaps.
- **Question, Monta:** This is not a time for a reduction in revenue and the tax rate. A reduction in revenue is a reduction in services. Have we looked at what impacts are for the current level of services? If you lower the tax rate, providers are asked to do more with less. We may see the largest direct service worker walkouts we have ever seen. They do not have living wages and the expectation is that they will do more with less. I support the governance changes and restructuring, but it is a poor choice to reduce revenue.
  - **Metro response, Patricia Rojas:** This is exactly the kind of conversation we need to have for SHS. We have been waiting for this long-term funding source opportunity to make homelessness rare, brief, and non-recurring. SHS has always been intended to braid funding sources and to be used as a catalyst to take solutions to a systems level. Without this change, programs would have to start ramping down in 2027 and that is not the right route. There are details to work out but the Council does not want to see this regional work stop.
- **Question, Cameran:** I would like to hear more about the landlord risk mitigation program (RMP) and associated implementation plan. There is a lot to be done to ensure people are



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aware of the RMP. I also want to see implementation plans sooner so we can see how to keep the RIF alive to meet and fund regional goals.

- **Metro response, Valeria:** We will reshare the work plan to approve the remaining plans through May.
- **Comment, Sahaan McKelvey:** We want to keep the RIF fund for all the reasons that have been outlined in this discussion. A bond extension will get passed when it is time. No one is going to vote to eliminate 10,000 Regional Long-term Rent Assistance vouchers. We need to focus on braided funding opportunities. Some foundations will fund coalition work, and we can leverage funding if we are a collective that this measure intended. I encourage us to fail forward and have a collective regional vision and long-term system thinking.

### Closing and Next Steps

Ben thanked everyone for participating and shared that the next steps are:

- TCPB members to respond to the January meeting planning survey.
- Co-chairs and jurisdictional leadership team to meet to discuss scenario exercises and expectations.
- Metro staff to reshare TCPB work plan.
- Next meeting: January 8, 2025

### Adjourn

Adjourned at 6:05 p.m.

# METRO SUPPORTIVE HOUSING SERVICES TRI-COUNTY PLANNING BODY

## Monthly progress report | January 2025

*The goal of this report is to keep the TCPB, the Supportive Housing Services Regional Oversight Committee, Metro Council and other stakeholders informed about ongoing regional coordination progress. A more detailed report will be provided as part of the SHS Regional Annual Report, following submission of annual progress reports by Clackamas, Multnomah, and Washington Counties.*

### **Tri-County Planning Body regional goals\***

<b>Goal</b>	<b>Progress</b>
<i>Regional Landlord Recruitment</i>	<i>Metro and county staff are continuing to coordinate on the implementation of strategies in the Regional Landlord Recruitment Regional Implementation Plan adopted by the TCPB, including meeting monthly in the Regional Landlord Recruitment Workgroup. As part of the Plan's Strategy #1: Communication and education plan, Metro have created a webpage on Metro's website with information on county landlord financial incentives. Metro will be working with a consultant on work related to Strategy #2: Align financial incentives and Strategy #5: Investigate needs for property management. TCPB will receive a progress report presentation on this goal area at January's TCPB meeting.</i>
<i>Coordinated Entry</i>	<i>The CE Regional Implementation Plan (CERIP) was approved by the TCPB on 10/9/24 and by Supportive Housing Services Oversight Committee (SHSOC) on 10/28/24. Work on the four strategies outlined in the CERIP (Regionalize visibility of participant data, align assessment questions, regionalize approaches to prioritization for racial equity, regionalize approach to case conferencing) has begun.</i>
<i>Healthcare system alignment</i>	<i>The regional planning workgroup (Health Share, counties, and Metro, with support from Homebase) is close to finalizing the implementation plan with a focus on regional opportunities to support, supplement, and advance existing health and housing system alignment initiatives. The implementation plan presentation has been rescheduled to come to TCPB in March 2025. The team will provide an</i>

*update to the SHS OC in January and present the plan for OC approval following approval by the TCPB. A healthcare/housing data integration workgroup continues to meet, learning from existing data sharing agreements (DSAs) across the region to discuss regional health/housing data sharing infrastructure and scope for the regional plan.*

### *Training*

*Metro and the counties continue to collaborate on the training goal. In early January, the Regional Capacity Team will be launching a pilot project to assess the effectiveness, value and regional scalability of the on-demand trainings available through National Alliance to End Homelessness and Corporation for Supportive Housing. In total, two staff at up to 10 agencies will take seven training courses and share their feedback to inform future implementation for Metro and the counties.*

*The team is also continuing research into various pathways for centralized training or a certification for frontline housing and homeless service workers to inform potential implementation pathways. We plan to have a final version of that paper ready with our next TCPB presentation in April. We continue to gather provider feedback on this project, specifically the potential course descriptions, through a widely shared survey and one to one conversation, the results of which will be incorporated into the research paper and implementation strategies.*

### *Technical Assistance*

*The Permanent Supportive Housing Technical Assistance Research and Demonstration project, which aims to learn best practices in PSH delivery from culturally specific providers and identify opportunities for regionalizing technical assistance, continues to move forward. RFP 4406, which will form the basis of technical assistance providers for this project closes next month and in January, the team plans to launch an LOI process to identify the providers who will participate with the intention of*

having providers from all three counties, the majority of whom are culturally specific providers. Metro staff is also finalizing the grant process to support providers that participate with staff time and implementation of technical assistance strategies they identify with the consultant.

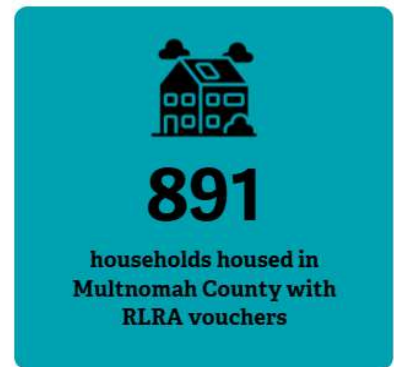
*Employee Recruitment and Retention*

We are meeting monthly with a tri-county workgroup to draft a regional plan, reviewing concepts discussed in the June/July 2024 progress updates and exploring opportunities to develop regional approaches to contract policies, capacity building, and other areas, building on existing efforts in each county. The Regional Implementation Plan is currently scheduled to come to TCPB in May 2025.

*\*A full description of regional goals and recommendations is included in Attachment 1.*

**Existing REGIONAL PROGRAMS AND COORDINATION EFFORTS**

***\*Households housed through the RLRA program as of June 30, 2024:***



The data comes from the SHS quarterly reports, which includes disaggregated data (by race and ethnicity, disability status and gender identity) and can be accessed here:

<https://www.oregonmetro.gov/public-projects/supportive-housing-services/progress>

*\*As of 8/15/2024, Metro has updated the way numbers are reported on our SHS dashboards. Beginning at the end of Year 3, Metro has shifted to reporting the number of households served with SHS resources. We are no longer reporting the number of people served, as several people can be members of the same household which has been served with SHS resources. Please note: This will cause the number on the dashboard to appear smaller, even though SHS service levels have only continued to increase.*

**Risk Mitigation Program:** All RLRA landlords are provided access to a regional risk mitigation program that covers costs incurred by participating landlords related to unit repair, legal action, and limited uncollected rents that are the responsibility of the tenant and in excess of any deposit as part of the RLRA Regional Landlord Guarantee.

The following information is derived from the counties' [FY2022-2023 annual reports](#)

**Landlord Liaison and Risk Mitigation Program:** In January 2023, Metro and tri-county program staff began meeting monthly to coordinate Landlord Liaison and Risk Mitigation Program education activities. Together, staff shared existing engagement tools and identified innovative methodologies for expanding unit availability across the region. Training for existing landlords is coordinated regionally and staff continues to coordinate to identify strategies for expanding unit availability.

**Regional Point-in-Time Count:** In January 2023, the counties conducted the first-ever fully combined regional Point-in-Time Count. This tri-county coordinated effort included creating a shared methodology and analysis, a centralized command structure, and unified logistics around the recruitment and deployment of volunteers. As a result of the combined Count, analyses include regional trends in unsheltered homelessness, sheltered homelessness, and system improvements made possible by regional investments in SHS.

An initial summary of the 2023 Point-in-Time Count data can be found in this May 2023 press release from Multnomah County: <https://www.multco.us/multnomah-county/news/news-release-chronic-homelessness-number-falls-across-tri-county-region-2023>.

**Regional Request for Program Qualifications:** This program year also included a Regional Request for Programmatic Qualifications to procure new and diverse organizations as partners for service provision. Tri-county partners worked to ensure broad engagement and technical assistance to support the full participation of new and emerging organizations, especially culturally specific service providers. 60 applications were qualified to create a broad network of 167 tri-county pre-qualified service providers with diverse expertise and geographic representation.

**Homeless Management Information System (HMIS) Regional Implementation:** Starting in 2023, an updated Privacy Notice & Policy created a more trauma-informed and person-centered approach to obtaining participant consent for data sharing while maintaining a high level of data privacy. Next steps included moving toward regional visibility and more comprehensive integration of each of the counties' HMIS systems.

# TRI-COUNTY PLANNING BODY GOAL AND RECOMMENDATION LANGUAGE

May 10th, 2023

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## COORDINATED ENTRY

- Goal:** Coordinated Entry is more accessible, equitable and efficient for staff and clients.
- Recommendations:** Map the unique challenges and successes of each of the three Coordinated Entry Systems.
- Assess opportunities to create connectivity among the three Coordinated Entry Systems to improve equitable access and work towards regionalizing some tools within Coordinated Entry.
- Explore opportunities for co-enrollment with other systems.

## REGIONAL LANDLORD RECRUITMENT

- Goal:** Increase the availability of readily accessible and appropriate housing units for service providers.
- Recommendations:** Contract with a qualified consultant to identify areas where regionalization can support existing and future county efforts and submit recommendations.
- Develop a regional communications campaign to recruit new landlords, including specific outreach and engagement to culturally specific media and BIPOC community groups.

## HEALTHCARE SYSTEM ALIGNMENT

- Goal:** Greater alignment and long-term partnerships with healthcare systems that meaningfully benefit people experiencing homelessness and the systems that serve them.
- Recommendations:** Metro staff convenes and coordinates with counties and key healthcare systems stakeholders to identify opportunities that integrate the Medicaid waiver with the Supportive Housing Services initiative. Bring draft proposal with next steps and timeline to committee within 6 months.

## TRAINING

- Goal:** Service providers have access to the knowledge and skills required to operate at a high level of program functionality; the need of culturally specific providers will be prioritized through all program design.



**Recommendation:** Counties and Metro coordinate and support regional training that meets the diverse needs of individual direct service staff, with sensitivity to the needs of BIPOC agencies.

## **TECHNICAL ASSISTANCE**

**Goal:** Organizations have access to the technical assistance required to operate at a high level of organization functionality; the need of culturally specific providers will be prioritized through all program design.

**Recommendation:** Counties and Metro coordinate and support regional technical assistance and investments in capacity building especially among culturally specific providers.

## **EMPLOYEE RECRUITMENT AND RETENTION**

**Goal:** County contracts for SHS funded agencies and providers will establish standards throughout the region to achieve livable wages for direct service staff.

**Recommendations:** Map current wage and benefit conditions.

Draft a housing-worker wage framework that provides guidance to Counties and SHS-funded agencies and providers and includes contracting evaluation and alignment.

Consider ways to allow for differential pay for lived experience, bilingual employees, and culturally specific organizations.

Consider ways to address challenges faced by organizations with multiple funding streams.

Assess reasonable scale of outcomes and case load as it relates to compensation.

Within each Supportive Housing Services (SHS)-funded agency, monitor the distribution of pay from lowest to highest paid staff to ensure improvements in pay equity.



## Supportive Housing Services Oversight Committee Meeting Summary

Meeting: Supportive Housing Services (SHS) Oversight Committee Meeting  
Date: November 4, 2024  
Time: 9:30 a.m. to 1:00 p.m.  
Place: Virtual meeting (Zoom)  
Purpose: Annual report presentations from Clackamas, Multnomah, and Washington counties.

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### Member attendees

Co-Chair Dr. Mandrill Taylor (he/him), Co-chair Mike Savara (he/him), Peter Rosenblatt (he/him), Carter MacNichol (he/him), Cara Hash (she/her), Kai Laing (he/him), Felicita Monteblanco (she/her), Jeremiah Rigsby (he/him), Margarita Solis Ruiz (she/her), Dan Fowler (he/him)

### Absent members

Mitch Chilcott (he/him), Jenny Lee (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), City of Portland Mayor Ted Wheeler (he/him), Multnomah County Chair Jessica Vega Pederson (she/her)

### Metro

Patricia Rojas (she/her), Yesenia Delgado (she/her), Breanna Hudson (she/her), Yvette Perez-Chavez (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 Committee's role in providing tools and resources for the counties.

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

The Committee had the following questions and comments:

- **Question, Peter Rosenblatt:** Can you remind us of who the annual report audience is?
  - **Facilitator response, Ben:** Metro will answer this in their presentation.

### Conflict of Interest Declaration

Peter 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.

## Supportive Housing Services Oversight Committee Meeting Summary

Kai Laing declared a potential conflict of interest as he works at Self Enhancement Inc., which receives SHS dollars.

Margarita Solis Ruiz declared that she is a Regional Long-term Rent Assistance (RLRA) case manager in Washington County and receives SHS funding.

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

### Public Comment

Tiffany Graven provided public comment asking how to access health-related support besides Care Oregon and reflected on her lived and organizational experience with housing, noting that she applied to join the Committee.

### Presentation: Metro Framing for Annual Representations

Yesenia Delgado, Metro presented an overview of the counties' annual report process. She reviewed what information and data is included and that the Co-chairs and Metro staff developed prompts to inform the presentations. She stated that the county reports inform the Committee as it drafts its annual regional report, which is a high-level review of the counties' performance, successes, and challenges, and includes Committee recommendations. The audience for the Committee's report is the Metro Council, each county's Board of Commissioners, the Tri-County Planning Body, and the general public.

### Presentation and Discussion: Washington County Annual Report

Jes Larson, Washington County, shared a story about an individual who has transitioned from an encampment to a bridge shelter and now has a Regional Long-term Rent Assistance (RLRA) apartment. She shared that Washington County spent 100% of its budget and served over 10,000 people with SHS-funded services. She reviewed each program's outcomes for Populations A and B and reviewed the progress made towards the ten-year goal. Overall, Population A is being served at 58% and B at 42%.

Nicole Stingham, Washington County, presented on outcomes and shared that Attachment F of the report includes an equity analysis. She noted that the SHS program has better reach than other programs in the county and that the next steps include receiving feedback from culturally specific providers and formalizing the racial equity lens across the department. She presented a financial overview detailing SHS spending for the fiscal year. Overall, SHS funds housed 2,941 people and unsheltered homeless declined by 35.5%.

Committee members had the following questions and comments:

- **Question, Peter:** I am saddened about the eviction prevention funds decrease and hope the system can find a way to elevate that issue and find solutions. Your shelter goal was 200, and you almost doubled that, but what is the context of the overall need?
  - **Washington County response, Jes:** We hope the Medicaid waiver can help leverage SHS funds. SHS resources are not enough to end homelessness, but the hope is to end chronic homelessness with limited resources.
- **Comment, Peter:** As the Committee thinks of its report, how do we talk about what Jes just said? It would help to create a larger picture to know about the other available funds and what the overall gap is.

## Supportive Housing Services Oversight Committee Meeting Summary

- **Comment, Felicitia Monteblanco:** From a philanthropy perspective, I am also curious about other available funds and gaps to help connect the dots.
- **Question, Metro Councilor Christine Lewis:** How is Washington County tracking and reporting Populations A and B? I have heard some concerns about how we maintain definitions. I had heard stories that when someone was deemed Population A and then matched with rent assistance, that seemed like bad data.
  - **Washington County response, Jes:** We received guidance from Metro and are using that. The definitions are built into the coordinated entry assessment and are captured in the Homeless Management Information System (HMIS) data. To pull data, we pull each person and what services were provided. Sometimes it can be challenging to get data from participants. Some spikes can happen and Population A can use RLRA.
- **Co-chair Savara:** Eviction prevention funding does not flow through the county; it flows through Community Action. The Population A and B data for each county is displayed differently. Did Metro provide a template?
  - **Washington County response, Jes:** The annual report is different than the quarterly template. The template provided is a checklist of elements, not a form of data the counties enter. There was a separate Excel document shared between finance teams, but there were errors in the document.
- **Question, Carter:** I agree with Peter on the gap and understanding the greater need. I heard you would like to consider a change from the 25/75 percentage split for Population A and B, do you not have a Population A need? As Metro is considering diverting SHS funds to other uses, I hope that the eviction prevention gap issue is considered. It is important to balance service and capital needs.
  - **Washington County response, Jes:** We have unmet needs for Population A. It is important to highlight that as we service more Population A households, we will see a reduction in household diversity which reflects the demographics of Population A in Washington County. There is an assumption that Population A programs are more expensive to operate than Population B programs, but that is not true they are about equal in cost.
- **Comment, Jim Bane:** Congratulations. I want to emphasize that we do not want Population B to become Population A. I hope the new reporting system allows us to get accurate data on who is coming into what system and what the needs are. The racial equity data from eviction prevention highly skews the way you want it to. The public has an impression that many houseless individuals need services, but the dynamic and systemic problem is that more people are becoming houseless.
- **Question, Co-chair Taylor:** Are we tracking unexpected expenditures? I know there are reserves, but it may be good to check for patterns and when budgets are exceeded knowing why. Overall, great job Washington County.
  - **Washington County response, Jes:** We are getting to the level of details of what a shelter bed costs and what the cost is of launching a pod village. The underspending from the first two years helped cover unexpected costs like electricity setup, but now all resources are accounted for and there are going to be values-based choices.
- **Question, Dan Fowler:** When thinking about the report audience, some people will notice the unmatched nature between the quarterly and annual reports. Are they going to match in the future?
  - **Metro response, Yesenia:** Ensuring better quarterly, annual, and financial reports was part of last year's Committee's recommendations. Quantifying program services are different, and we will have exciting updates to share next month. We were able

## Supportive Housing Services Oversight Committee Meeting Summary

to connect reports to financial templates and will work with county partners to coordinate reports.

- **Comment, Ben:** Jerimiah Rigsby is not here, but he always raises the point of direct outreach which was captured in the presentation.
- **Comment, Co-chair Savara:** I appreciate the racial equity data work. Regarding the disparities, it is important to determine interventions and have those communities share what works for them.

### Presentation and Discussion: Multnomah County Annual Report

Breanna Flores, Multnomah County, shared a story about an individual who has navigated housing programs and Multnomah County's progress toward LIP goals. Multnomah County has reached 68% of its 10-year LIP goal, served 2,322 people with SHS funds, and people of color are being placed at higher rates than they are experiencing houselessness. She reviewed outcomes for Population A and B by each program, overall, Population A is being served at 71% and B at 29%. She shared an overview of the provider partnership and capacity-building investments over the past year including \$10 million in flexible spending across 61 providers.

Kanoe Egleston, Multnomah County, presented on racial equity advancements highlighting intentional Black, Indigenous, and People of Color (BIPOC) representation on advisory bodies and prioritizing BIPOC household investments. She shared a financial overview and that the County reached its spending target and met its corrective action plan, for a total of spending over \$143 million.

Dan Field, Multnomah County, encouraged the Committee to take a big-picture view of what the Committee sees in all three counties when putting together its report. He noted that SHS work will quickly become a limited resource, and commitments will exceed revenue if there are changes to the SHS measure. He asked the Committee to consider how proposed revenue reductions would impact committed investments and how the diversion of funds would impact momentum.

Committee members had the following questions and comments:

- **Comment, Felicita:** I appreciate the work Multnomah County has done. The advance payment model pilot is exciting, and I hope other jurisdictions take this on.
- **Question, Peter:** When taking a big-picture view, it is important to have context and include other funding streams and the goal and size of the system needed. It looks like three agencies billed significantly more than their contract allocation; can you explain why?
  - **Multnomah County response, Kanoe:** We can follow up, but likely that was due to expanding day services.
  - **Multnomah County response, Dan Field:** I encourage the Committee to understand the impacts of diverting funds. Our reality is that all funds are committed.
- **Comment, Dan Fowler:** To understand what impacts could be, it would be helpful to know what is being spent by providers and by the administration. We collected more than anticipated, are we spending more than anticipated? It is critical to understand the real revenue to understand impacts.
  - **Multnomah County response, Dan Field:** The City of Portland recently referenced the underspending, and we had to remind them that was two years ago. It is important to speak to the public currently and accurately that we are no longer underspending.

## Supportive Housing Services Oversight Committee Meeting Summary

- **Washington County Chair Kathryn Harrington:** There seems to be an ask for Metro to take the data from each county and put it together regionally for the Committee to view. It also sounds like the Committee is asking for each county to account for all funds regardless of source, and that is beyond the counties' reporting scope and is out of the Committee's scope. The counties report on SHS measure goals in the quarterly and annual reports.
- **Response, Peter:** I agree that it is outside our purview, and at some level, an entity needs to look at the entire piece so the Committee can determine if SHS funds are being spent adequately.
- **Question, Felicita:** Would it be appropriate to ask Metro to have a better sense of the different funding streams and how they interact with each other?
  - **Metro response, Yesenia:** SHS was always intended to be an additive to existing funding structures. There is data requested on leveraged funds and how other funding streams work in combination with SHS.
- **Comment, Co-chair Savara:** The values of the measure and our approach are about connecting people to services and solving the problems they are experiencing. The conversation is about finding the right balance between shelter and RLRA vouchers. The dollars are flexible to do both, and we need to think about how we want to show up as a regional community. Homelessness is a systemic problem because of the lack of affordable housing. Part of the big picture is understanding that proportion.
- **Comment, Dan Fowler:** Housing is a piece of the system, and we need to do the right thing with SHS funding. Political leaders want our support or comment on any proposed changes, but the system needs to be set up to survive.

### Presentation and Discussion: Clackamas County Annual Report

Vahid Brown, Clackamas County, reviewed Clackamas County's progress towards its annual goals and shared that the first Native American youth and family center was built and that the County received the National Association of Counties Award for coordinated entry. He noted that the County did not meet its household furnishing contract goal which moved into a regional conversation, but the other goals were met. He reviewed the County's LIP progress, and that Population A is 62% served and Population B is 38% served. He shared that investments in culturally specific providers have significantly increased and Black and Native American demographics are now more represented. He highlighted that they are forming a new advisory body with the hope of reviewing all funding streams together. He shared a financial overview of the budget and actuals of each program, noting that most spending has tripled since last year.

Committee members had the following questions and comments:

- **Question, Co-chair Taylor:** I noticed that the systems infrastructure exceeded the budget, but the actual infrastructure was less than budgeted. Can you speak to the barriers to spending on actual infrastructure?
  - **Clackamas County response, Vahid:** System infrastructure included carryover spending, mainly on expanding the coordinated housing access system to be a responsive system, which was achieved. System spending also includes technical assistance and capacity building. The reason capital infrastructure spending is lower than anticipated is that while capital infrastructure spendings were approved, such as the Clackamas Village, these investments did not land in this fiscal year.
- **Question, Metro Councilor Lewis:** For the furnishing contract, that idea was raised at the Tri-County Planning Body but does not fit into the six goal areas. Do you see a clear path



## Supportive Housing Services Oversight Committee Meeting Summary

forward or is there tension between what counties would like to see regionalized and the six TCPB goal areas?

- **Clackamas County response, Vahid:** Staff from Metro and the three counties have been discussing how this fits and we are still brainstorming.
- **Facilitator response, Ben:** The TCPB is exploring how to move things forward outside of the goal areas. The Committee has referenced TCPB work in its annual report, and the TCPB is an audience of the report.
- **Peter:** Why is the Regional Investment Fund (RIF) underspent? It is important to talk about geographic equity and the SHS ripple effect. Without SHS, the largest geographic parts of Clackamas County would not be receiving funding. The other counties spoke about eviction prevention, did I miss that in your presentation?
  - **Clackamas County response, Vahid:** The RIF is the 5% of SHS funding the three counties set aside for regional strategies and investments. There has been some expenditure, but now the TCPB is approving funding for the RIF. We did have a goal for eviction prevention and similarly, the funds go through Community Action.

### Next Steps

Yesenia thanked county staff for presenting and reminded Committee members they had all of November to review the reports before they meet again in December to begin the Committee's annual report process. She noted that Metro will share review tools for the report.

Ben encouraged newer Committee members to review last year's work.

Committee members had the following questions:

- **Question, Peter:** Can we receive today's presentation?
  - **Metro response, Yesenia:** Yes, we will share them in the final meeting packet.
- **Question, Carter:** Can we receive last year's report?
  - **Metro response, Yesenia:** Yes.

Co-chairs Taylor and Savara thanked everyone for their contributions and the progress made in the reports.

Next steps include:

- Multnomah County to follow up on why three agencies billed more than their contract allocation
- Metro to share the meeting's presentation and last year's annual report.
- The Committee to meet on December 2, 9:30am-12:00pm.

### Adjourn

The meeting adjourned at 12:55 pm.

**TCPB Proposed 2025 Work Plan | Draft December 2024**

**TCPB Work Plan recommendations:**

- An annual work plan will provide the committee with project clarity, and staff time to plan and prioritize progress for each of the six TCPB goals. There will be additional areas of regional work that the committee will consider and those will be added to this workplan, as those opportunities, may arise.
- The annual workplan includes two financial overviews of the RIF a year, to keep the committee informed on budget and expenditure trends.
- At the end of the work plan year, one meeting focuses on an evaluation of the goals, and consideration for next year’s work plan.
- **Agenda items below are tentative and subject to change as necessary. Meetings may need to be cancelled at the discretion of staff to ensure that TCPB meeting are as productive and fruitful as possible.**

**Draft Work Plan schedule:**

*Note: goals are numbered and listed in the order of understood ‘readiness’. This can and should be discussed further by staff and reorganized as needed before presented to the TCPB.*

**Tri-County Planning Body – 2024-2025 Work Plan**

<b>January 2025</b>	<p><b>1/8 TCPB Meeting</b></p> <ul style="list-style-type: none"> <li>• Landlord Recruitment and Retention Goal Progress Update</li> <li>• Housing Funding Update   RIF Discussion</li> </ul> <p><i>Healthcare systems alignment Goal Update to OC</i></p>
<b>February 2025</b>	<p><b>2/12 TCPB Meeting</b></p> <ul style="list-style-type: none"> <li>• Technical Assistance Regional Strategies Plan</li> </ul>
<b>March 2025</b>	<p><b>3/12 TCPB Meeting</b></p> <ul style="list-style-type: none"> <li>• Coordinated Entry Goal Progress Update</li> <li>• Healthcare Systems Alignment Regional Strategies Plan</li> </ul> <p><i>Employee Recruitment and Retention Goal Update to OC</i> <i>Technical Assistant RSP Approval by OC</i></p>
<b>April 2025</b>	<p><b>4/9 TCPB Meeting</b></p> <ul style="list-style-type: none"> <li>• Training Regional Strategies Plan</li> </ul> <p><i>Training RSP Approval by OC</i></p> <p><i>Healthcare systems alignment Strategies Plan Approval by OC</i></p>
<b>May 2025</b>	<p><b>5/14 TCPB Meeting</b></p> <ul style="list-style-type: none"> <li>• Employee Recruitment and Retention Regional Strategies Plan</li> </ul>
<b>June 2025</b>	<p><b>6/11 TCPB Meeting</b></p> <ul style="list-style-type: none"> <li>• Potential changes coming for SHS</li> <li>• Healthcare Systems Alignment Goal Progress Update</li> </ul> <p><i>Employee Recruitment and Retention RSP Approval by OC</i></p>