

Agenda



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting: Supportive Housing Services (SHS) Oversight Committee Meeting
Date: May 23, 2022
Time: 9:30 a.m. to 12:00 p.m.
Place: Virtual meeting ([Zoom link](#))
Purpose: Regular committee business; learn more about Washington County's budgeting processes and discuss with jurisdiction; provide update on tri-county advisory body.

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. Committee process & business: public official rules and petitions
10:15 a.m. Presentation and discussion: Washington County SHS FY23 budget process
10:40 a.m. Presentation and discussion: Metro FY23 SHS budget
11:00 a.m. Committee process and business: Metro SHS financial update
11:10 a.m. Break
11:20 a.m. Tri-county planning body overview and update
11:45 a.m. Next steps
12:00 p.m. Adjourn

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Meeting minutes



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600 NE Grand Ave.
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Meeting: Supportive Housing Services Oversight Committee
Date/time: Monday, March 28, 9 AM – 11:30 AM
Place: Virtual meeting (Zoom)
Purpose: Presentation and group discussion of quarter 2 reports, financial update, and review and next steps from oversight committee survey on scheduling and priority topics.

Member attendees

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

Absent members

Gabby Bates, Heather Brown, Multnomah County Commissioner Susheela Jayapal. Roserria Roberts, City of Portland Commissioner Dan Ryan, Jahed Sukhun

Elected delegates

Washington County Chair Kathryn Harrington, Clackamas County Commissioner Sonya Fischer, Metro Councilor Christine Lewis

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Nui Bezaire, Ash Elverfeld, Breanna Hudson, Rachael Lembo, Patricia Rojas, Valeria McWilliams, Jimmy Oporta

Facilitators

Allison Brown, JLA Public Involvement

Welcome and introductions

Land and labor acknowledgements from the Uprise Collective were read by Co-chairs Kathy Wai (she/her) and Susan Emmons (she/her).

Kathy and Susan welcomed the group to the meeting.

Susan spoke to the recent survey results on member priorities for the committee meetings and the major highlights were that people wanted more connection and more time for time for discussion in meetings.

January meeting minutes were approved unanimously.

Conflict of interest declaration

Dan Fowler announced that he was involved in a property sale for an affordable housing development. He's also involved in finding a relocation site for a non-profit.

Carter MacNichol is a board member at Transition Projects and they are a contractor receiving Supportive Housing Services funding.

Public Comment

No verbal public comment was made during the meeting.

Financial update

Rachael Lembo (she/her), Planning, Development and Research Department Finance Manager joined the meeting. The financial report was included in the meeting packet.

Meeting minutes



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- \$19 million collected in February and that is significantly higher than other months. They anticipate that it will go up significantly going forward.
- Seeing an increase in estimated tax payments for 2022 starting to come in.
- Metro has paid out about \$27 million so far to the counties.
- “Transfers E” in the report refer to internal transfers at Metro.

Presentation: Quarter 2 Reports and Housing

Nui Bezaire (she/her), Supportive Housing Services, Metro, presented a high level overview of the quarter two progress reports using a slideshow. Details are in the reports that were included in the packet. She also reviewed the Regional Long-term Rent Assistance (RLRA) program.

- Challenges in quarter two: hiring, COVID-19, severe weather and other emergencies, and the narrative that the supportive housing services (SHS) program is a cure-all or the only resource to address homelessness.
- Progress made in permanent supportive housing (PSH) units/vouchers, shelter beds, permanent housing placements, homelessness and eviction prevention, and outreach.

Breakout discussions

Members and attendees either chose to go into breakout rooms or stayed in the main meeting room at this point. Notes from the breakout room discussions can be found attached at the end of the meeting minutes as Attachment A.

Group Discussion: Q2 Reports and Housing

Kathy welcomed members back to the main room and offered the groups an opportunity to share out.

Dan noticed a theme of how individual solutions are and that process is going to take time.

Dr. Mandrill Taylor said the group he was in focused on systemic reasons as to what has brought us here and the solutions need to be framed with a systemic focus. They also discussed focusing on how we’re communicating progress going forward.

Carter said they talked about the communication challenge. There is urgency to communicate effectively about the work. We talked a lot about that and progress being made.

Marc Jolin (he/him) and Yesenia Delgado (she/her), Joint Office of Homeless Services; Vahid Brown (he/him), Housing Authority of Clackamas County; and Jes Larson (she/her) and Liz Morris (she/her) of the Housing Authority of Washington County joined the meeting members on screen.

The following section has questions from members and responses from county partners italicized.

Have you experienced backlash from neighborhoods where additional units of housing are proposed or placed?

- *Marc said they haven’t recently but they did a few years ago. Resistance has mostly been around shelters.*



Meeting minutes

- *Jes said that Washington County secured a motel site in Hillsboro with Project Turnkey and that it has been operated as a shelter program during the pandemic but with plans to have affordable housing there in the future. They worked quickly to get the shelter running and received feedback from neighborhood members that they were not satisfied with the project or process. Washington County took that constructive criticism and are using it to inform future engagement processes.*

What barriers still remain that make it challenging to scale up housing placements?

- *Liz said that people having access to caseworkers and housing navigators has been a huge benefit for people in finding housing and filling out applications. But while the County is offering limited screening criteria and using Housing First principals, the landlords may not be. Sometimes they're reducing barriers effectively, and sometimes the usual barriers are still an issue.*
- *Marc added that the Fair Market Rent (FMR)¹ levels are at 120%, [meaning that the RLRA vouchers can be used to pay rent that is up to 120% of the HUD-calculated FMR. FMRs represent the cost to rent a moderately-priced dwelling unit in a local housing market. This is a higher, more flexible standard than other housing vouchers.] They're using RLRA to pay for more creative housing types like shared housing.*
- *Vahid said that RLRA is about meeting people where they are and using a person-centered and trauma informed approach. He said that they're "screening people in, not out." Staff RLRA workers are going to hotels where people have temporary shelter and helping fill out forms rather than having them go to the housing authority. He noted that there are cultural difference between RLRA and typical HUD programming.*

What are the actual steps people go through for RLRA? What does it look and feel like?

- *Liz said that the counties may differ slightly in their processes, while they're likely very similar, and she is speaking to the Washington County process.*
 - *A person enters first through their Community Connect coordinated entry system and is assigned to a network provider who identifies their needs and placement opportunities.*
 - *The worker goes through the RLRA application with the client, collects HMIS data, and then the provider submits referrals to the Washington County Housing Authority through email.*
 - *Staff at the housing authority review and turnaround approvals in 1-3 business days, then an award letter gets issued with allowances for rent assistance of up to 120% FMR to the network provider and they go over the next steps for using RLRA with the client.*
 - *A request for transient approval occurs next and then they can start applying to units.*
 - *Before official approval of the unit, an inspection occurs. If the unit passes inspection, the housing authority will start providing payments.*

Susan shared a story she heard from an agency worker working with a client who was eligible for RLRA. The higher payment standard is huge and transformative allowing people more options for which neighborhoods they'd like to live in. The client is in housing now as a result of RLRA.

Meeting minutes

Vahid read a testimonial from Housing Authority of Clackamas County RLRA staff member Ashley Ferin.

Allison asked what coordination looks like across the region,

- *Vahid said they coordinate at several levels across the region including with RLRA. The county teams meet weekly and discuss various coordination efforts. They're also coordinating around a regional risk mitigation fund for landlord guarantees.*
- *Marc stated that they're working through a lot of regional coordination and standardization but that flexibility at the county level is important because of differences in communities and reflections back from providers that they're being responsive to.*

Seth asked what their prioritization is based on? Is it based on visibility, vulnerability, Coordinated Access?

- *Marc said that in Multnomah County Coordinated Access is used the majority of time in RLRA resources and they're using vulnerability to process them, which overlaps with Population A.*

Next steps

Kathy closed the meeting by reflecting the results of the survey that members took about future meeting frequency and interests. The majority wanted to go to bi-monthly meetings. The May meeting date would be coming from staff soon. She highlighted that there was also an interest in workgroups, an idea initially generated out of the retreat but that those are still being fleshed out. They would be opportunities to go deeper into an area of interest for the committee.

Adjourn

Adjourned at 11:30 am.

Minutes respectfully submitted by Ash Elverfeld, Housing Program Assistant

Attachments

Attachment A: Notes from the breakout room discussions

Room 1: Discussion Notes

After reading the Quarter 2 reports, what questions arise for you about the housing programs mentioned by the counties (e.g. RLRA, permanent supportive housing, etc.)?

Want to know the real process/steps.

"Who do you call?"

Do you have any questions about housing outcomes - placements into housing, who is being housed, etc.?

Impressed with the progress. Would like more visibility so the public could see the progress.

Lack of service delivery metrics.

Lost in the shuffle: What the plan is for assessing the quality of the services.

Happy with the progress made. Interested in specifics on the ground.

The "real life" logistics of how it works/how long it takes.

Want to be able to articulate the process and how it works.

Agree. Need to be able to understand and articulate it. Need to be able to communicate it.

We have to be patient with each other, so we build a system that lasts.

We need to develop that story, more than just numbers.

Being able to explain, "what is our process?" & explain our story.

We are making progress. Problem won't go away overnight.

Homelessness - a systemic issue. We have a lot of layers to peel back. It's a process.

Can't forget the individual.

Really takes knowing and building trust.

Services need to be wrapped around idea of individual as a person.

Big issue, but an individual solution. Everyone is different. The solution is unique to them.

Massive sheltering may solve one problem and create many new ones.

"Painting over dry rot" - doesn't solve the problem.

Be sure to spell out the consequences if we ignore the individual and do quick easy fix.

Many people already have a community of those they live with. They won't want to leave without them.

Understand the world through their eyes. Where is their community.

Meet people where they are at.

Do we want counties to do a deeper dive, what is the staffing makeup of services providers? What feedback is going on?

Want to learn more. What do they need to continue to be successful?

Shouldn't be hiding the problems. Need to see what isn't working.

Need some consistency in reporting so we can learn from successes and help each other get better.

Something about metrics that forces people to volunteer things they may not necessarily report.

Transformation of policing in the houseless community.

Getting to know the individual.

Hearts and minds of leadership sometimes have to change.

Bringing in the business community.

Is it clear what progress is being made with RLRA and/or other SHS housing programs across the three counties? Is anything not clear?

Coordination between counties/service providers for individuals?

Not a formal process. Working toward improving coordination.

Room 2: Discussion Notes

After reading the Quarter 2 reports, what questions arise for you about the housing programs mentioned by the counties (e.g. RLRA, permanent supportive housing, etc.)?

Do you have any questions about housing outcomes - placements into housing, who is being housed, etc.?

Is it clear what progress is being made with RLRA and/or other SHS housing programs across the three counties? Is anything not clear?

we're at a place where there is so much visible homelessness and in general the public doesn't understand what it takes to build a program like this

Survey showed - people want a calendar - to know when we're going to meet and what topics we will be covering

Wanting to tell stories of real people - moving into units, having basic necessities like washer and dryer - excitement about seeing people get a fresh new start

Paying folks a livable wage (workforce). Offering a better level of pay, offering training.

wraparound services - requires coordination with behavioral health, substance use community-- complex systems that take time and coordination

Sharing values was meaningful - understanding what people were concerned about, why they decided to join the committee

I did not know the high level we would operate on. I was thinking we would talk more strategy

the world has gone through so much transition in the last two years. We need to find ways for systems to work together

talking to people on the street - a gentleman said he won't go into a shelter (traumatic experience). He thought it was a requirement but became housed when he knew it was not required

**How do we align systems?
Key topic**

How many people will be impacted by the program?

part of the process is getting people into housing...but also checking in to see if they're still housed (tracking outcomes)

Survey showed - people want to interact with providers, important not to overload the agenda, leaving time for questions, having in-person meetings

Some committee members like visuals - not always easy reading and absorbing large amounts of information

I really like the program - works with a few different pieces of the system (like landlords) and provides resources for people already housed, to stay housed

interesting to think about how we started...now, feels like we can start talking about what is working, or not working or why

Meeting facilitation has improved

Lives impacted vs. infrastructure built

addressing this at the regional level and also being able to coordinate across sectors - connections take time...things may not be moving along as fast as it could be, but it takes time to build out these systems

group agreements have been helpful to elevate quieter voices

a lot of pressure on staff - especially from the media

Arranging site visits - where are we on that? Important connection to the work. Hopefully do a site visit in the summer/fall...connecting to providers and listening to what they have to say.

the work is moving in the right direction

Room 3: Discussion Notes

and counting people in programs. Large concern on who is being housed. Reliance on general category of Pop A + B without break down of ethnic demographics does not help us understand whether the program is

are facing. In terms of outreach, what are we offering and what are we lacking. In terms of data collection, we need to be more granular, in Pop A who are BIPOC- what services do they need, what is lacking and

By having so much data- it could also serve as no data because there's so much to analyze and left to interpretation

Mental health was a priority in LIP, but no reports have talked about resources for Pop A and B. Mental health and addiction might have not been addressed.

Would be helpful to hear more from providers and stories about what progress and implementation looks like on the ground. Helpful way to fill in the numbers.

IDD Community - making sure those folks are being served. Understanding it is a brand new program.

BIPOC population that are not targeted. It's easier to house other people. We need to take on the hardest to serve people.

go for the easier. used higher water risk

Coordinated Housing System - where in the continuum are these dollars being used?

After reading the Quarter 2 reports, what questions arise for you about the housing programs mentioned by the counties (e.g. RLRA, permanent supportive housing, etc.)?

How are we ensuring that non profit being provided not only capacity, but TA and trust. They are essential for this program. Hoping that they are having opportunities to share what they need and that they are getting them. Equity pay.

dashboard on the website, objectives are not consistent with who we are trying to help. in order for this fund to demonstrate or struggle, we need to know something different than the metrics we show.

not clear what progress there is besides units. addressing barriers for BIPOC to be housed to achieve permanent housing.

Is it clear what progress is being made with RLRA and/or other SHS housing programs

of data can cover the capacity to use the data. This is what we want to know, how successful are the programs in serving pop A and B need the racial breakdown. Along with context.

Do you have questions housing placements housing, v being housed, etc.?

this needs to be answer before the first two sticky notes

Asking for courageous discussion for what we have and what we don't have present today.

year end progress report- consistent progress, looking across race (ballot measure focused).

Need to know what the actual barriers are.

Focus on questions we want to answer to decide on metrics

overall need, and what is the overall outflow. What is the piece being addressed by this program. Need the context, % of coordinate access housing 2) tangible discussion about who is getting served visibly. Outreach is helping the

bi-poc organizations are being invested in and that's a huge start of the win, but progress been made outside our windows.

Room 4: Discussion Notes

Need consistency in reports, across counties

Budgets: Timing issue with knowing progress and next year's budget cycle already complete before we get the annual reports. Understand priorities - how?

After reading the Quarter 2 reports, what questions arise for you about the housing programs mentioned by the counties (e.g. RLRA, permanent supportive housing, etc.)?

Is it clear what progress is being made with RLRA and/or other SHS housing programs across the three counties? Is anything not clear?

Do you have any questions about housing outcomes - placements into housing, who is being housed, etc.?

Data: Can we get to a dashboard given the current climate?

Politics: The ballot initiative. What do we do about this? People are so frustrated. How real is this threat? What will happen to the housing programs?

Well done on quick progress, particularly Clackamas

MultCo: How many placed in PSH?

Lots of appreciation for providers. Helpful for public to know more about what's really happening on the ground.

funds. They're owning the narrative/driving it. People so laser focused on people living outside. Need to make visible that we are moving people from living outside and into housing. A need to emphasize

Behavioral health: need to better understand challenges and barriers to housing and housing stability.

What happens when counties set goals and spend a lot less than they planned to meet them? Should goals be adjusted?

Annual report: Need stories. Need to communicate/show a visible change.

Annual reports will be a big focus. Good they're coming out before ballot measure

How can we make reports speak to this progress?

Important to tell comprehensive story, regardless of funding source

Note on Clack - COVID funds had a huge impact



April 19, 2022

RE: TSCC Upcoming Budget Hearings for Local Governments

Greetings,

As a member of a community advisory/oversight committee, you are likely interested in transparency and public participation through the budget process. We're writing today to share information about the TSCC's upcoming budget hearings for local governments in Multnomah County.

The TSCC, or Tax Supervising and Conservation Commission, is a community oversight commission that has quietly watched over Multnomah County taxpayers' money for the past 100 years. The Oregon Legislature established the TSCC to offer residents and taxpayers a careful review of their money at work, and to give a further opportunity for testimony on the budget prior to its adoption.

The Commission is composed of five Multnomah County taxpayers selected by the Governor. This small group oversees the budgets of all TSCC member taxing districts and annually conducts a thorough budget review and certification process. As part of this process, TSCC holds budget hearings for every taxing district in Multnomah County that serves over 200,000 people, including for Metro.

These hearings are public, and any interested parties are welcome to attend. The hearings are the opportunity for the TSCC Commissioners, representing the public, to hear directly from their elected or appointed officials about budget choices prior to final budget adoption. The Commission strives to ask fair and challenging questions about what the public resources are accomplishing.

TSCC-led budget hearings will be held throughout April, May and June and the first hearing (for TriMet) takes place next Wednesday. The Metro hearing is scheduled for Thursday, May 26 at 12:30 pm.

For more information on TSCC hearings: <https://www.tscmultco.com/meetings/>

For more information on TSCC: <https://www.tscmultco.com/>

Thank you for your commitment to serving our community, and please reach out with any questions.

Sincerely,
The Tax Supervising and Conservation Commission



Memo

Date: May 23, 2022
To: Supportive Housing Services Oversight Committee
From: Rachael Lembo, Finance Manager
Subject: FY22 Financial Update

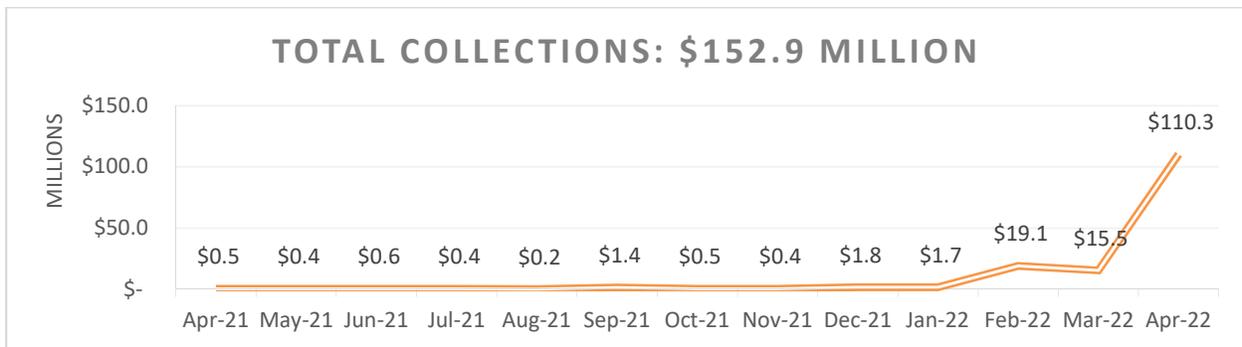
This financial update is designed to provide the information necessary for the SHS Oversight Committee to monitor financial aspects of program administration.

Financial Reports

The FY22 financial report through April 2022 is enclosed with this memo. The proposed FY23 budget is also enclosed, and a budget presentation will be made at the meeting.

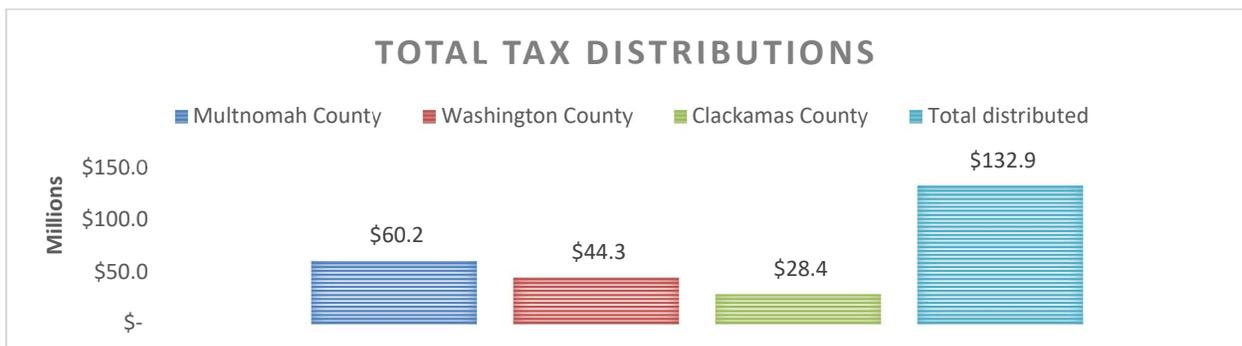
Tax Collections

The chart below shows tax collections by month since collections began in April 2021. Payments with the tax returns received in April were significant, amounting to more than \$110 million. Based on current collections, Metro’s Supportive Housing Services taxes are expected to exceed our initial forecast revenue amounts for FY22.



Tax Disbursements

The chart below shows tax disbursements to the county partners since collections began in April 2021. Now that tax collections have increased, April 2022 was the first month Metro began withholding funds to cover the costs of tax collection and program administration. Metro retained \$12.8 million to cover the costs of tax collection since the program began (including one-time startup costs), and an additional \$7 million¹ for program administration.



¹ This \$7 million is 5% of net tax collections after accounting for collection costs.

Metro Supportive Housing Services Fund

Financial Report

FY21-22, July 2021-Apr 2022

	Annual Budget	July-Apr Actuals	Variance Under / (Over)	% of Budget	Comments
Revenues					
Business Income Tax	54,468,750	25,638,208	28,830,542	47%	July-Mar collections
Personal Income Tax	125,812,500	15,424,645	110,387,855	12%	July-Mar collections
Interest Earnings	-	74,496	(74,496)	n/a	
Total Revenues	180,281,250	41,137,348	139,143,902	23%	
Expenditures					
Personnel Services	678,145	498,858	179,287	74%	4.8 FTE
Materials and Services	173,579,301	48,507,375	125,071,926	28%	see detail below
Transfers-E	13,969,051	1,631,323	12,337,728	12%	cost allocation plan, debt service
Total Expenditures	188,226,497	50,637,556	137,588,941	27%	
Contingency	15,631,983	-	15,631,983		
Change in Fund Balance (23,577,230) (9,500,208) (14,077,022)					
Beginning Fund Balance	23,577,230	18,030,707	5,546,523		
Ending Fund Balance	-	8,530,499	(8,530,499)		
Materials and Services detail:					
Tax collection costs	21,221,228	6,966,572	14,254,656	33%	
Disbursed to county partners	151,314,473	41,408,068	109,906,405	27%	Disbursements of July-Mar collections
Other	1,043,600	132,735	910,865	13%	
Materials and Services total	173,579,301	48,507,375	125,071,926	28%	

Fund Summary Report

Budget Year: 2023

Supportive Housing Services

	Audited FY 2020-21	Amended FY 2021-22	Proposed FY 2022-23
RESOURCES			
Beginning Fund Balance	-	23,577,230	15,393,001
Current Revenues			
Business Income Tax	1,350,598	54,468,750	112,500,000
Personal Income Tax	173,875	125,812,500	112,500,000
Interest Earnings	-	-	281,250
Grants	900	-	-
Bond Proceeds	27,500,000	-	-
Subtotal Current Revenues	29,025,373	180,281,250	225,281,250
TOTAL RESOURCES	\$29,025,373	\$203,858,480	\$240,674,251
REQUIREMENTS			
Current Expenditures			
Personnel Services	297,551	678,145	1,163,814
Materials and Services	6,951,369	173,579,301	216,175,261
Subtotal Current Expenditures	7,248,921	174,257,446	217,339,075
Interfund Transfers			
Internal Service Transfers	3,745,745	12,129,322	-
Interfund Reimbursements	-	1,839,729	1,827,068
Fund Equity Transfers	-	-	12,034,845
Subtotal Interfund Transfers	3,745,745	13,969,051	13,861,913
Contingency	-	15,631,983	9,473,263
Unappropriated Fund Balance	18,030,707	-	-
Subtotal Contingency/Ending Balance	18,030,707	15,631,983	9,473,263
TOTAL REQUIREMENTS	\$29,025,373	\$203,858,480	\$240,674,251
FULL-TIME EQUIVALENTS	5.20	4.80	8.70

Questions & Answers for Supportive Housing Services Regional Oversight Committee

May 2022

Metro Supportive Housing Services (SHS) staff have worked with county partners to answer questions that were not able to be addressed in the March 28, 2022 meeting. Metro SHS staff have prepared this document to consolidate the information and include it in the public packet for the May 23, 2022 meeting.

Outstanding questions and answers

1. When does [Clackamas County's] hotel program end? Or is expected to?
 - The motel shelter program that was created in response to the COVID-19 pandemic is on track to maintain funding and operations through the end of the 20/21 fiscal year. Clackamas County will be issuing procurements over the next two months with an eye toward expanding capacity in the Safety off the Streets continuum, which may include motel shelter programming.
2. Where is Clackamas County on emergency shelter beds, short term beds, transitional beds?
 - Clackamas County's Continuum of Care (CoC) inventory as of January 2022 is included on pages 2-x.
3. Can Quarter 2 numbers be broken down by Population A and B? Are the counties tracking either category?
 - Counties are 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.¹

Tracking and reporting practices are still coming into alignment. The future quarterly and annual reporting tools being developed by Metro and county partners will require that all population data is disaggregated by race and ethnicity, as well as by Populations A and B.

¹ For example, one county may track Population A vs. B at the time of a client intake, while another might use criteria in the client database to distinguish the populations (in an ongoing manner) and then would pull reports that indicate who in Population A and B are served at the time the report is pulled.

Clackamas County Continuum of Care Inventory

Introduction

Clackamas County Continuum of Care (CoC) is a group of individuals and organizations which strives to prevent and reduce homelessness in Clackamas County by strategically planning and implementing housing programs and services for families and individuals that are homeless or at risk of becoming homeless. CoC programs do this work by fully utilizing mainstream resources, coordinating service delivery and housing systems, systematically targeting resources to populations at high risk of homelessness, creatively cultivating new resources, and promoting public awareness to foster a collective sense of responsibility.

Housing Inventory of Shelter and Housing Providers

Each year Clackamas County participates in the HUD Housing Inventory Count (HIC) which is a point-in-time inventory of projects within the CoC that provide beds and units dedicated to serving persons who are homeless. This year’s count reflects the number of beds and units available on January 29th, 2018.

Shelter and Housing Types in the Clackamas County Continuum of Care

The shelter and housing types provided in our community include: emergency shelter, extreme weather warming shelters, domestic violence housing programs, interim housing, transitional housing, rapid re-housing, and permanent supportive housing. Clackamas County coordinates assessment and referrals through a system called Coordinated Housing Access. A description of each housing type and related services are listed along with the housing inventory tables.

Emergency Shelter

Emergency Shelter is often the first stop for families entering the homeless service system. Annie Ross House provides short-term emergency shelter to families with children. The shelter helps families connect to needed social services, healthcare, emergency food boxes, nutrition information, job training, parenting skills. Participants are assisted in finding permanent housing. The shelter has space for eight families, including one full ADA unit on the ground floor. Each family occupies a single room with their own kitchenette and bathroom. Facility also includes a communal kitchen, dining and living rooms, and shared laundry space.

Table 1: Emergency Shelter Inventory

Agency	Program	Total Beds	Beds for HH w/ Children	Beds for HH w/o Children
Northwest Housing Alternatives	Annie Ross House	26*	26	0
The Fathers Heart ^s	Hotel/Motel Emergency Shelter Vouchers	72	0	72
	Total	98	26	72

*Includes families in non-congregate shelter due to COVID

Extreme Weather Warming Shelters

Clackamas County contracts with warming shelters each winter to provide beds for people experiencing homelessness on nights when the weather is predicted to “feel like” 33 degrees or lower or when other conditions, such as accumulated snowfall or high winds, make sleeping outdoors especially dangerous. Each site decides by 1 PM whether they will open, based on National Weather Service predictions. Hot drinks, food and sleeping mats or cots are available at all centers. Homeless adults primarily access the warming shelters but families with children are also welcome.

Table 2: Warming Centers (Overflow) Inventory

Agency	Program	Total Beds
Father’s Heart	Warming Center	49
Molalla Communities That Care	Molalla Warming Center	32
Estacada Food Bank ⁺	Estacada Warming Shelter	39
	Total	120

Clackamas Service Center and The Father’s Heart Street Ministry are also service centers, providing basic life assistance, support, and resources to individuals and families who are homeless or at risk of homelessness. Both provide access to medical services, meals, clothing, shower facilities, internet access, and much more. These centers work to reduce the effects of poverty, help individuals in our community move out of poverty, and connect services with partnering agencies.

Domestic Violence Housing Programs

Clackamas Women’s Services and Northwest Family Services are the two domestic violence providers in our Continuum that provide housing to people experiencing homelessness due sexual assault, domestic violence, stalking, the sex industry and elder abuse.

Table 3: Domestic Violence Provider Inventory

Agency	Program	Total Beds	Beds for HH w/ Children	Beds for HH w/o Children
Northwest Family Services	Casa Esperanza Emergency Shelter	20	19	1
Clackamas Women’s Services	CWS Emergency Shelter	34	28	6
Clackamas Women’s Services	Non-congregate shelter	16	15	1
Clackamas Women’s Services [§]	Non-congregate shelter COVID	100*	82*	18*
Clackamas Women’s Services	CWS CoC RRH Program	14	13	1
Clackamas Women’s Services	CWS CHA Homeless RRH	15	13	2
Clackamas Women’s Services [§]	RRH Program	25	22	3

§- temporary COVID funding

+ - under development, not operating at full capacity yet

Clackamas Women's Services	CWS PSH Program	11	8	3
Clackamas Women's Services ⁺	SHS Supportive Housing Case Management Pilot	25	0	25
Clackamas Women's Services ⁺	SHS Pilot Housing Navigation	12	0	12
Immigrant and Refugee Community Org.(IRCO) ⁺	RRH Program	30	27	3
	Total	290**	227	63**

**Does not include Navigation "slots," as these are not actually housing units

*number of households contracted to serve, number of actual hotel units at any given time varies

Interim Housing

Interim Housing is short term (3-6 month) housing for families with children under 18. This type of housing is intended to help stabilize the family as they work toward permanent housing.

Table 4: Interim Housing Inventory

Agency	Program	Year-Round Beds	Beds for HH w/ Children	Beds for HH w/o Children
Clackamas County H3S	Lake Oswego Transitional Shelter Ministry	6	6	0
Clackamas County H3S	Aurora Shelter	3	3	0
Do Good	Veterans Village	19	0	19
	Total	28	9	19

Housing Navigation

Housing navigation and placement consists of flexible services and funding to assist households in accessing and securing rental housing. Housing navigation and placement is tailored to meet each household's specific needs so they can move into rental housing as quickly as possible.

Agency	Program	Year-Round Navigations	Navigations for HH w/ Children	Navigations for HH w/o Children
Impact NW ⁺	SHS Pilot Housing Navigation	10	0	10
Greater New Hope Family Services ⁺	SHS Pilot Housing Navigation	20	1	19
Northwest Family Services ⁺	SHS Pilot Housing Navigation	40	1	39
El Programa Hispano Católico ⁺	SHS Pilot Housing Navigation	20	0	20
	Total	90	2	88

Transitional Housing

Transitional housing (TH) provides homeless individuals and families with medium-term stability and support to successfully move to and/or maintain permanent housing. Households may remain in transitional housing for up to 24 months. Participants receive subsidized rent and accompanying supportive services.

Table 5: Transitional Housing Inventory

Agency	Program	Year-Round Beds	Beds for HH w/ Children	Beds for HH w/o Children
The Inn Home	HomeSafe	20	20	0
Bridges to Change	Serenity House	8	0	8
Bridges to Change	Haven House	12	0	12
	Total	40	20	20

Rapid Re-Housing

Rapid Re-Housing (RRH) provides housing placement support with short and medium-term rental assistance to individuals and families. While the structure of Rapid Re-housing programs allows for up to 24 months of assistance, this assistance is often only 1-6 months due to funding limitations.

Table 6: Rapid Re-Housing Inventory

Agency	Program	Year-Round Beds	Beds for HH w/ Children	Beds for HH w/o Children
Clackamas County H3S	Housing our Families	24	24	0
Clackamas County H3S	Rent Well RRH	9	9	0
Clackamas County H3S	Veterans RRH	33	27	6
Northwest Housing Alternatives	HomeBase RRH	98	98	0
Housing Authority of Clackamas County	Metro 300 - Clackamas Health Centers	8	0	8
Housing Authority of Clackamas County	Metro 300 - Central City Concern LEAD	8	0	8
Housing Authority of Clackamas County	Metro 300 - Do good	39	0	39
Clackamas County Children's Commission ^{\$}	RRH Program	31	19	12
Northwest Family Services ^{\$}	RRH Program	160	125	35
	Total	410	302	108

Joint TH and RRH

Joint TH/RRH Component project is a project type that includes two existing program components— Transitional Housing and Rapid Re-housing in a single project to serve individuals and families experiencing homelessness. Programs provide both components, including the units supported by the transitional housing component and the tenant-based rental assistance and services provided through the RRH component. In this way, the TH portion of the program can act as crisis housing. Projects serve program participants up to 24 months as needed. Participants can elect to participate in only TH, only RRH or both.

Table 7: Joint TH and RRH Inventory

Agency	Program	Year-Round Beds	Beds for HH w/ Children	Beds for HH w/o Children
DevNW	CoC Joint TH/RRH for Youth – TH Portion	2	0	2
DevNW	CoC Joint TH/RRH for Youth – RRH Portion	4	2	2
DevNW	YHDP Joint TH/RRH for Youth – TH Portion	10	4	6
DevNW	YHDP Joint TH/RRH for Youth – RRH Portion	27	23	4
	Total	43	29	14

Permanent Supportive Housing

Permanent supportive housing is permanent housing with indefinite leasing or rental assistance paired with supportive services to help individuals and families achieve housing stability. These programs serve homeless persons or families with the head of household having an extensive history of homelessness and a disability that impairs their ability to live independently.

Table 8: Permanent Supportive Housing Inventory

Agency	Program	Year-Round Beds	Beds for HH w/ Children	Beds for HH w/o Children
Central City Concern	Chez Ami	40	0	40
Clackamas County H3S	Bridges to Housing	80	80	0
Clackamas County H3S	HOPE Leasing	15	0	15
Clackamas County H3S	HOPE Leasing SHP II	15	14	1
Clackamas County H3S	Housing Our Heroes	22	6	16
Clackamas County H3S	Veterans Rental Assistance Program	32	4	28
Do Good	Clayton Mohr Commons (Excluding VASH)	13	6	7
Housing Authority of Clackamas County	HACC VASH	158	80	78
Housing Authority of Clackamas County	Shelter + Care	47	14	33
	Shelter+ Care LEAD	3	0	3
Housing Authority of Clackamas County	Mainstream Vouchers	76	56	20
Housing Authority of Clackamas County	Emergency Housing Vouchers	46	0	46
Housing Authority of Clackamas County/ Oregon DHS/Northwest Family Services ⁺	Foster Youth to Independence Vouchers	137	88	49

Impact NW ⁺	SHS Supportive Housing Case Management Pilot	20	0	20
Greater New Hope Family Services ⁺	SHS Supportive Housing Case Management Pilot	45	6	39
Northwest Family Services ⁺	SHS Supportive Housing Case Management Pilot	65	6	59
Northwest Housing Alternatives	Pathways Homeless or At-Risk	30	0	30
El Programa Hispano Católico ⁺	SHS Supportive Housing Case Management Pilot	50	0	50
	Total	864	360	504

Coordinated Housing Access (CHA)

Clackamas County Coordinated Housing Access is the central point for households seeking assistance for a housing crisis. CHA plays a critical role in moving toward the appropriate intervention for each individual and family. Services include: homelessness prevention, problem-solving in addition to most programs in this document. CHA increases fairness and ease for individuals and families accessing the housing system by providing:

- A clearly defined process for individuals and families to know where and how to access services
- A single access point to request services
- A standardized assessment - the ability to match individuals and families with appropriate housing and services based on their needs
- Unduplicated data on the number of homeless individuals and families and the needs of these families, which can influence system modification and enhancements

The result is a system design that is less fragmented and more efficient and effective for individuals and families.

CHA starts when an individual or family experiencing a housing crisis reaches out for assistance by calling 503-655-8575, walking into Social Services offices in Oregon City, or contacting Clackamas Women's Services. Staff either answer calls live or return calls within 3 business days to conduct an assessment. Callers will complete an interview to determine the types of programs that would serve them best. This could include immediate services, if available, or housing waiting list access.

Immediate Housing Services Available through CHA

Funding for these services is highly flexible and tailored to the specific needs of each household. Each agency listed below can provide prevention, problem-solving and/or Rapid rehousing services. As such, there is no way to quantify the “beds” available for each program. Services below began on or after July, 2018.

Agency	Population Focus
Clackamas County H3S	Veterans
Clackamas County H3S	Older Adults
Clackamas County H3S	General Population
Clackamas Women’s Services	Survivors of DV, sexual assault, sex industry and elder abuse
Northwest Housing Alternatives	Households with Children
Northwest Family Services	Youth- below age 25
Clackamas Service Center	Adult-only households- prevention

TO: Metro Supportive Housing Services Community Oversight Committee
FM: Tom Cusack

Subject: Testimony for Your May 23, 2022, Meeting
Four Issues and Six Recommendations.

I am a retired Oregon HUD Field Office Director, I author the Oregon Housing Blog, and I live in Lake Oswego and Clackamas County but within the City of Portland School District.

I have previously served on various housing related METRO advisory groups. With that prior experience I fully appreciate your time commitment and your service on this committee.

I have identified four issues and six recommendation that are appropriate for the committee to consider at this meeting.

I am happy to clarify or answer questions about any of these issues and or recommendations.

ISSUE 1

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.

The Metro RLRA program can provide up to 120% of HUD Fair Market Rent [FMR] for both tenant-based and project vouchers.

For the HUD voucher program housing authorities use *payment standards*— that can be below published fair market rents— to set rent limits for submarket areas.

Therefore to see how much MORE the rent of the Metro RLRA program is compared to the HUD voucher program the RLRA rent has to be compared to the housing authority determined payment standard and NOT just the HUD FMR.

In Clackamas and Washington County the payment standard can be as low as 90% of the HUD FMR. Home Forward has additional authority in Multnomah County allowing them to have payment standards as low as 80% of the FMR.

Clackamas and Washington County: Metro RLRA rents could be up to 33% higher than voucher rents, 1 Bedroom Example:

The FY 2022 1-bedroom Portland metro HUD FMR is \$1,512, so 120% of FMR is \$1,814. At 90% of FMR the payment standard could be as low as \$1,361. So, the Metro RLRA rent could be as much as \$453/33%. MORE than the minimum HUD payment standard.

Multnomah County: Metro RLRA rents could be 50% higher than voucher rents, 1 Bedroom Example.

The FY 2022 1-bedroom Portland metro HUD FMR is \$1,512, so 120% of FMR is \$1,814. At 80% of FMR the payment standard could be as low as \$1,210. So, the Metro RLRA rent could be as much as \$604/50%.MORE THAN the minimum HUD payment standard rent.

Home Forward is scheduled to revise their HUD payment standards by early July. Until then their lowest payment standard for a 1-bedroom unit is \$1,105, **only 73% of the current FMR.**

Equity Between RLRA and the HUD Voucher Program

Housing authorities have been reluctant to raise HUD voucher payment standards to or above FMR in higher demand submarkets because MORE families can be served with the same level of funding if payment standards are at or below the HUD FMR. This limits housing choice for voucher holders, or if they choose to rent in these submarkets, increases their share of income for rent.

The demographics for HUD voucher holders for the Metro area including race, ethnicity, and disability status show some of the protected classes helped by the program:

HUD 2021 Picture of Subsidized Housing VOUCHER Demographics, 3 Portland Metro Counties			
Demographic	Clackamas	Multnomah	Washington
% Minority [Includes Race and Ethnicity]	19%	50%	33%
% with disability, among Head, Spouse, Co-head, aged 61 years or less	53%	45%	55%
% with disability, among Head, Spouse, Co-head, aged 62 years or older	63%	69%	73%
% with disability, among all persons in households	34%	30%	33%

For the HUD voucher program to help MORE households the rationale is to keep payment standards below the HUD FMR.

It would be inequitable and inconsistent to help FEWER families with the limited Metro RLRA funding by allowing total rent to owners that could be NOT 20%, but 33% to 50% HIGHER than the payment standard for the HUD voucher program.

The Committee should endorse one of these two recommendations/options to reduce the inequity between the HUD voucher rent and the supportive services rent.

1. 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.***
2. 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.

ISSUE 2

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

Those contracts have required exhibits subject to approval by the relevant county and provide detailed information about the sources and uses of funds for supportive services partnership agreements. See recent Clackamas county consent agenda item for example: <https://dochub.clackamas.us/documents/drupal/17b2de7b-3fa8-4128-9650-195a5096a759>

Access to those documents is critical for the public to be able to see cost for individual projects as well as comparisons in those cost between.

Recommendation:

3. 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.
4. 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.

ISSUE 3

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 percentages. However, no schedule is provided.

In the packet Metro says “*The future quarterly and annual reporting tools being developed by Metro and county partners will require that all population data is disaggregated by race and ethnicity, as well as by Populations A and B.*”

However, there is no target date for the availability of these tools.

Recommendation

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

ISSUE 4

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:

6. 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.