

A Home for Everyone (AHFE) Coordinating Board

Meeting Minutes – August 3, 2016

Facilitated by: Initiative Director and Co-chair
 Prepared by: Erin Pidot; Reviewed by: Jurisdictional Staff Members

Members present: Raihana Ansary, Alexandra Appleton, Jules Bailey, Ed Blackburn, Stacy Borke, Michael Buonocore, Beth Burns, Shannon Callahan (Commissioner Saltzman rep.), Lee Po Cha, Sam Chase, Maurice Evans, Brad Malsin, Monique Menconi, Michael Parkhurst, Art Rios, Sr., Patricia Rojas, Shannon Singleton, Nicole Stein, Chad Stover (Mayor Hales rep.), Derald Walker, Joe Walsh (Councilor Echols rep.), Sara Westbrook, Marisa Zapata. **Staff:** Henry Burton, Becky Bangs, Caitlin Campbell, Jennifer Chang, Ryan Deibert, Christian Elkin, Sally Erickson, Brendan Finn, Brooke Graham, Michelle Helm, Liv Jessen, Mee Seon Kwon, Dawn Martin, Anna Plumb, Bimal RajBhandary, Bella Rideau, Kamesha Robinson, Marc Rose, Kate Schwab, Stephanie Simmons, Ian Slingerland, Wendy Smith, Paul Stewart, Tricia Tillman, Tia Williams, Colleen Yoshihara, Carrie Young. **Guests:** Ruth Adkins, Amy Anderson, Liora Berry, Rachel Carlson, Christine Cha, George Devendorf, John Elizalde, Kevin Fitts, Erin Fisher, Kristrún Gröndal, Kiera Hansen, Ernest Hayes, Kelly Jarvis, Ree Kaarhus, Kat Kelly, Jes Larson, Susan Madar, Anna Malsch, Patricia McLean, Andy Miller, Rebecca Nickels, Art Rios, Jr., Emmy Ritter, Stephen Rym, Amanda Saul, Blair Schaeffer-Bisht, Roy Scholl, Mark Sturbois, Amy Thompson, Dirk VanderHart, Billy J Wilmath.

Agenda Item	Discussion Points	Decision/Action
Welcome and introductions - Shannon Singleton, Co-chair	Co-chair called the meeting to order, reviewed agenda, explained public comment process and commenced introductions. Noted that hearing assistance devices available.	
Public Comment - Shannon Singleton, Co-chair	<p>Jes Larson from the Welcome Home Coalition spoke in favor of the Affordable Housing Bond Measure that will be on the General Election ballot on November 8. She reported that the City of Seattle doubled their housing levy to \$290 million with 68% of voter support. There are 96 days until the election and Jes called on those in the room to support by way of house parties, speaking at neighborhood associations, door-knocking, phone banking, etc. There are 880 volunteer shifts to fill. Jes passed around a sign-up form and an overview of the ballot measure. She explained that the ballot measure is a general obligation bond to build new housing and acquire existing housing to bring into the affordable housing stock. The bond will be paid for by property tax payers.</p> <p>Ree Kaarhus from Boots on the Ground spoke about the Terminal 1 proposal. She reported that Boots on the Ground provisionally supports this proposal and is in active negotiations with the people who are attempting to organize it. She said that if provisions and concessions can be made, may be able to get providers on board. Her major concern is warehousing people in a hot tin shed; she thinks that an emergency transition model might be more appropriate.</p> <p>Amy Anderson, a community member and volunteer, spoke against the Affordable Housing Bond Measure. She said, “this measure will kill me in property taxes because I’m in the 30% level and my house is at risk. This measure will tank our ability to stay there. The county and city have invested thousands of dollars into helping me keep my home.” She stated that people in Oregon are leaders in developing programs and processes that make people across the country want to come to us to look for solutions. She called on board members to think about possibilities that we haven’t thought about, and to help Terminal 1 become a new vision in Portland that other cities want to replicate.</p> <p>Billy J Wilmath, a resident of the Peace and now Hansen Shelter, spoke about the need to create more resources for single men. He stated that none of the agencies he has been to have had room</p>	

	<p>for single men, and called on board members to find agencies that can help this population. “I didn’t think I’d be homeless at the age of 55. Live on fixed income and landlords raise the rent so you get evicted. Then you go find a place you can afford and they tell you have to make 3-times the rent. That’s what I live with every day.”</p>	
<p>Oregon Trail of Hope: Terminal 1 Project Proposal - Brendan Finn, Commissioner Saltzman’s Office - Homer Williams, Williams & Dame Development - Don Mazziotti, Oregon Trail of Hope</p>	<p>Brendan Finn, Commissioner Saltzman’s Chief of Staff, began by thanking everyone for their service on behalf of the Commissioner. He explained that next week Council will consider a resolution that would transfer Terminal 1 to the Portland Housing Bureau from the Bureau of Environmental Services. This is a step the Commissioner is proposing in conjunction with working with community to craft an agreement to create temporary shelter at Terminal 1. He said that the end goal is for everyone to be housed and provided a brief overview of some efforts to that end, including the Construction Excise Tax, an Inclusionary Zoning package, and the Transit Lodging Tax. While the ultimate goal is getting people housed, we know the important role of shelter. He stated that public agencies, nonprofits and advocates can’t do this alone. We need as many partners and as much help as we can get. Finn said that we have to give Homer Williams a chance to try this out and explained that this starts with a temporary shelter at Terminal 1 for up to x-number of months. He said that a proposal will be presented to the AHFE Executive Committee in September.</p> <p>Homer Williams, a private developer, introduced himself and spoke about his inspiration for developing a shelter at Terminal 1. He said that he happened to be in San Antonio on business and read about “Haven for Hope” and went to take a look. They were doing some really innovative things and some things we (in Portland) would do differently and better. Homer said that what most impressed him was the fact that it brought community together. The idea of Terminal 1 came from a meeting with Mayor Hales and Commissioner Saltzman – the facility is close to services and the right size. Homer and his team have engaged Union Gospel Mission and Ibrahim Mubarak, co-founder of Right 2 Dream Too, about co-managing it. Williams and his team also want to have relationships with other providers. He spoke about the possibility of providing on site medical care 24/7, dental care and kennels for pets. He acknowledged that everything will have to be mobile because they cannot make alterations to the building. He spoke about having a lot of volunteer help from faith-based organizations, though there will be no religious obligations for anyone staying there. He hopes to have the facility open by the end of October 2016.</p> <p>Brendon Finn explained that under the State of Emergency, the city can wave zoning code for up to 6 months—renewable for up to 18 months—for the purpose of siting a mass shelter. Waiver does not allow you to make structural changes on site.</p> <p>A board member asked where Terminal 1 is located and who owns it.</p> <p>Williams answered that the Bureau of Environmental Services owns it and that their intent was to sell it, but he and his team suggested that there might be a better use for it.</p> <p>A board member asked who Williams refers to as “we.”</p>	

Homer responded that “we” includes Multnomah County Chair Deborah Kafoury, A Home for Everyone Initiative Director Marc Jolin, Mayor Charlie Hales, Commissioner Dan Saltzman, and himself.

A board member asked about the location of Terminal 1.

Williams said that Terminal 1 is right where the Pearl District ends, on the Willamette River a little north of the Fremont Bridge.

Marc Jolin, A Home for Everyone Initiative Director, asked Williams to tell the board more about Haven for Hope.

Williams explained that Haven for Hope is a facility that has been operating for 5 years and provides services to about 1,600 people. Participants get meals; access to laundry facilities; medical, dental and eye care. They can stay during the day if they want. There is a side that has treatment services and is focused on mental health and drug and alcohol addiction. There are 150 children at any one time there with mothers who are going through treatment. The average stay is about 9 months - some people are there for 3 or 4, others for 15 or 18. There are people who help with housing, and, Williams reported, they have a 92% success rate. There is a job training and placement program. What impressed Williams most is that the program deals with core issues related to chronic homelessness. He reported that the program has freed up 600 jail beds, reduced street homeless by 75-80%, changed the relationship between the police and people who are homeless, lessened the impact on the Emergency Room. There are almost 40 nonprofits on site providing services, another 40 or 50 off-site that they work with. There are close to 300 volunteers.

A board member asked, if this is a temporary solution, what the long-term plan will look like.

Williams responded that they are going to work on dual tracks – get this short-term shelter open while also working on the second phase.

A board member said that he sees a lot of permanent developments going up on the river. Why can those developments get approved for this area, while Terminal 1 cannot get approved?

Williams said that Terminal 1 is in the industrially zoned part and we’ll need to change the zone and move the line so that Terminal 1 is incorporated into the River and Pearl districts.

Finn said that zoning is a big issue. The city has to abide by its Comprehensive Plan which dictates that a certain amount of industrial land is kept within the city. If we change a parcel from industrial to residential, need to find another parcel to convert to industrial.

Raihana Ansary from the Portland Business Alliance (PBA) thanked Williams for bringing this concept to our attention. She said that PBA’s CEO and some members have toured the San Antonio site and are intrigued in emulating and tailoring it to Portland. The PBA’s concern is that Terminal 1 is located on prime industrial land. The Alliance has put out several reports looking at industrial land in the region and the city has a big shortfall. She said that industrial lands are a significant generator of

middle-income jobs, particularly for people with less than a 4-year college degree. She understands that there is currently a bidding process (for Terminal 1) that will close on August 16 and there are at least 16 prospective developers. The PBA wants that process to close and a thorough analysis of all development proposals to be done. If there is a viable proposal, PBA wants to see this (Haven for Hope) model replicated elsewhere, not on prime industrial land. If after the bidding process closes it is determined that none of the bids are competitive or would result in immediate development, than the PBA would be open to this.

Williams said that this project would probably generate more jobs than the site has ever seen.

Ansary said that it is only fair to at least wait until the bidding process closes on August 16.

Finn said that those proposals will come in and we'll take a look at them. The city's elected leaders are in a position to make tough decisions on behalf of the community and will have to weigh those two things based on what they see. He stated that he was a little thrown off because this proposal was brought to our attention by the PBA.

Ansary stated that PBA likes the concept, but also thinks that the generation of low-income jobs is really important.

Another board member spoke in favor of the Terminal 1 proposal. There are 2,000 people on the street and the Mayor just decided that camping will be illegal again. We have a crisis on hand and we have to deal with it. If we don't deal with it, it will impact people on the street and our ability to do business in this city. We have to give (the Terminal 1 proposal) priority above jobs right now. The priority is getting people off the streets.

Sam Chase, Metro and Coalition of Community Health Clinics, spoke in favor of the Terminal 1 proposal. He suggested that job creation from one site versus this crisis and the implications and issues we've heard from the business community – you're going to solve a lot more (with this proposal). He also shared that many members of the Coalition of Community Health Clinics specialize in serving the homeless community and connecting people to other services. Chase would be happy to host a conversation to see where those health centers can contribute to making sure this is a success.

Another board member asked Williams if he had a sense of the cost of the 18-month plan.

Williams said that his team is working on this now. He said that they will raise money on the private side and mentioned that they are working with the Meyer Foundation. He also stated that there are a huge number of volunteers, so he thinks this will be very cost effective.

A board member asked Williams for a ball park estimate on the cost.

Williams said that it would cost hundreds of thousands of dollars, but that a good part beyond that would be donated. He said that his team can get money that the city can't get and pointed to the fact that they just raised several thousand dollars to do studies and will design structures, all pro

bono. They think they can build it for \$60 million and they will have numbers in about a week.

A board member voiced her support for the project. She said that she appreciates all of the work it's taken to get to this point, and that it's time for some sacrifice from a business standpoint on some of this property to do the right thing.

Michael Buonocore, Executive Director of Home Forward, thanked Homer for coming to the board to talk about this proposal. He said that he is excited to hear that a big part of this is not to rely so heavily on public funds and really pull in the business community and other stakeholders. There are upfront capital costs and significant ongoing operating costs. He said that he worries about people going into this thinking this one thing will solve the problem. He hopes that people in the private sector will understand that this is not the case.

Homer said that this is something he also worries about. It is easy to build, but what are we going to do once we have to maintain it? He thinks we can get some long-term commitments. He wants to introduce people in the business community to homeless people. He knows people who work at soup kitchens and still don't understand stories and what can be done with a little bit of help. The more the community can understand that the more successful we're all going to be.

Michael Buonocore asked, when this comes to the Executive Committee in September as a proposal is the thought that you (Williams) want a nod from this group that it supports our larger goals, or is the thought that money from AHFE would be dedicated in part to this?

Williams said we've got a program that he is feeling more comfortable about every day about how to operate it. He said that he and those working on this project have to be part of the team – they don't want to be an isolated island. AHFE has a great leader in Marc and he is thankful to have had Marc's time. He wants to work together – we've all got the same goal. If we can expand the pot, that's what we want to do and that's what we're committed to trying to do.

Multnomah County Commissioner Jules Bailey thanked Homer for coming to this group and asked what will happen to the land at the end of 18 months.

Williams stated that he wants the land—that's where his team wants to build the campus. Williams believes that it's the appropriate place. They want to replicate the parts of the model that they really like including co-location with services, check-in system, coordination, fact that dealing with core issues from addiction and health care all the way to job training and placement – it's a continuum.

Bailey said that he is hearing a lot of broad agreement in the room and out in the community – we have a crisis and need to do something. The question becomes at the end of this temporary period when looking at go or no-go into a more permanent process—how do we manage that process and what research has gone into this option versus other options?

Williams said that he and his team will have studies at the end of the month. The idea is to have a design, cost to build, and operating budget on the Mayor's desk early in the first quarter.

	<p>Finn said that the commitment they're asking for from City Council is the short-term one. Give Williams and the private sector a chance to be successful.</p> <p>Shannon Singleton, Coordinating Board Co-Chair, said that this short-term plan is awesome and we need solutions for the short-term, and we need to talk about affordable housing. The solution is not camps, it's not shelter, it's affordable housing. We need to get the housing part figured out too.</p> <p>Don Mazziotti said that there have never been more than 50 people working on site (Terminal 1) in its history. If Haven for Hope is the model – or anything close to that – they employ 200 people full-time on living-wage jobs, and there are about 100 nonprofit positions. The employment impact is substantial. On the housing issue, he said, we're 44,000 affordable units short just in this city. Right after we finish this piece we're going to tackle that piece.</p> <p>Singleton asked who people should contact if they have more questions or feedback.</p> <p>Mazziotti provided his phone number: 503-936-7974.</p> <p>Jolin expressed his appreciation to Williams and his partner for being here and the outreach they've already done. He also thanked them for offering up their time if people have other questions.</p>	
<p>Equity Survey Results - Marisa Zapata, Portland State University</p>	<p>Marisa Zapata, professor at Portland State University and Coordinating Board member, provided an overview of the Equity Survey. She sent out this survey on behalf of the AHFE Equity Task Force to get a sense of how people were thinking and feeling about AHFE's work in general and on equity. She read 29 responses about what people think about being around this table.</p> <p>Zapata pointed out some key take-aways, including that people are really committed to this process and committed to racial equity in great numbers. Two things - think about governance structure and how to build capacity to achieve racial equity. There is the commitment and desire to be here and do this work. A lot of us have been here over a year and many signed up for a second term.</p> <p>Zapata presented a PowerPoint of the Equity Survey results, and then opened it up to board members for questions.</p> <p>A board member shared that the one-page Equity Lens is excellent.</p> <p>Another board member asked how many people are on the coordinating board.</p> <p>Jolin responded that depending on who you count, there are over 30. He said that the Executive Committee has approved the convening of a task force or subcommittee to look at the AHFE governance structure and how we might make the process stronger. We will do that as soon as we get through the HUD Continuum of Care NOFA process and a couple of other things on the front burner.</p> <p>Zapata said that she will finish typing up the final report and going through staff surveys.</p>	
<p>NPC Research: Initiative Evaluation</p>	<p>Anna Plumb, Multnomah County and Data and Evaluation Sub-Committee member, introduced the AHFE evaluation effort. She explained that back during the formation of the Coordinating Board, one</p>	

<p>- Anna Plumb, Multnomah County - Kelly Jarvis, NPC Research</p>	<p>of the things we talked about is how do we know we're being effective. Formed Data and Evaluation Sub-Committee to do this. The committee has been working on one track of that – to make sure we're all talking about outcomes in the same way. We have also been thinking about how we know if work is effective and we are moving the needle forward. We don't think this committee should lead us through that evaluation because we are all county staff. Hired team of evaluators from NPC Research who have been working with us to figure out if we were to evaluate homeless system as a whole what we would want to know. The NPC Research team is here today to get your thoughts.</p> <p>Kelly Jarvis, lead researcher from NPC Research, provided an overview of the task for the meeting. NPC Research is here today to get Coordinating Board members' perspective on what this evaluation should cover. Small-group discussions with voting members and forms to fill-out for non-board members.</p> <p>Coordinating Board members divided into four small groups for discussion.</p>	
<p>Initiative Updates - Marc Jolin, Initiative Director</p>	<p>Ryan Deibert, Joint Office of Homeless Services, provided an update on the HUD Continuum of Care Project Renewal and Bonus Project Competition. There are two important deadlines to be watching. In process of applying for about \$18 million in renewal projects, due in e-snaps on August 12. Other important piece is that Affordable Housing Bonus Project solicitation has gone out. The Resource Advisory Committee created the solicitation and issued it last week - can apply for about \$932,000 in new federal funding. Applications are due August 11.</p> <p>Marc Jolin provided a brief shelter update. Hansen opened on time on July 22 thanks to amazing effort by city facilities, Transition Projects Inc. staff, Portland Police Bureau, and others. Because Hansen only had 200 slots, and there were 267 slots at Peace, Portland Rescue Mission opened 92 winter beds. He asked board members to please thank them for that if you see them.</p> <p>Derald Walker, CEO of Cascadia Behavioral Healthcare, shared that NE Sandy Studios, a 52-studio apartment building in the Hollywood neighborhood for Veterans, just opened. Over 30 Veterans have already been referred into units.</p>	
<p>Approval of July 2016 meeting minutes - Shannon Singleton, Co-chair</p>	<p>Shannon Singleton, Coordinating Board Co-Chair, asked for objections or amendments to the July 2016 meeting minutes.</p> <p>A board member noted that there was a typo on page 1 of the minutes – it lists the new Gresham Women's Shelter as being located at 122nd and Burnside, but it is actually located at 162nd and Burnside.</p> <p>With that amendment, the board approved the meeting minutes.</p>	
<p>Next Meeting - Marc Jolin, Initiative Director</p>	<p>The next meeting will be 3:00 – 5:00 PM on Wednesday, September 7, 2016</p> <p>Meeting adjourned.</p>	